

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
24-Aug-93	Ronald Smith 768-7103	Bill Oswald 355-9845	Jonnalynne Walker 483-6011	Lehi City: Robert Kunz Steve Swenson Utah County: Richard Bradford Leonard Ellis Alpine School District: Jack McKelvy Ken Sorenson State Board of Ed: Larry Newton Other Taxing Entities	Lehi City RDA	Fingerhut Distribution Project \$5 Million Total 12 Years at 100% No Base Year No increment started Economic Development Project	Disapproved/ Withdrawn
?							
24-Mar-94	Dave Oyler 798-5000		Keewaydin Group Minneapolis, MN (612) 341-4422	Spanish Fork City: Clyde Swenson Dave Oyler Utah County: Bruce Peacock Leonard Ellis Nebo School District: Phil Aryle Page Harrison State Board of Ed: Larry Newton Other Taxing Entities None	Spanish Fork City RDA	Spanish Fork Canyon EDA Project--Fingerhut Distribution Center \$4,240,800 Total: Fingerhut = \$3,113,000 Spanish Fork RDA = \$250,000 Nebo Schools = \$877,800 12 Years at 100% 12.5% pass through to Nebo School District Base Year: 1995 Trigger Increment: 1997 (Increment delayed for one year due to roof structural failure at construction) Economic Development Project Banta GSI is leasing part of building	Approved 24-Mar-94 (Vote 6 to 1)
28-Mar-94	Jerold Barnes 468-2061 Clair Hardman 468-2077	David Yocom 468-3300	Karen Wikstrom 521-7724	No T.A.C. Established	Salt Lake County RDA	Packard Bell Relocation to Utah Base Year: Not Established Trigger Increment: Not Established Economic Development Project	Withdrawn
11-Oct-94	Bob Buchanan 963-3321 Ed Collins--Secty 963-3363	Bill Oswald 355-9845		West Valley City: Leland Delange Barbara Thomas--Chair Salt Lake County: Kevin Higgins Jerald Barnes Granite School District: Lynn Davidson--V-Chair Oscar Anderson State Board of Ed: Larry Newton Other Taxing Entities Neil Cox	West Valley City RDA	Decker Lake Project Area Provide infrastructure for business park 120 Acres approved by T.A.C. \$3,766,500 Total 12 Year fixed allocation to RDA at 100% Base Year: 1994 Trigger Increment: 1995 Economic Development Project to pay portion of styreet and utility costs; improve Decker Lake	Approved 11-Oct-94 (Vote 7 to 0)
19-Oct-94	Dean Steel 394-5541	Bill Oswald 355-9845	Randy Sant 621-8300	Riverdale City: Ben Jones--Chair Joseph Thompson Weber County: Spencer Stokes Joan Hellstrom Weber School District: Ned Stephens--V-Chair Judie Hancock State Board of Ed:	Riverdale City RDA	Weber River Neighborhood RDA Project Infrastructure and traffic control for a retail development \$1,383,800 Total 12 Years at 100% Base Year: 1994 Trigger Increment: 1995 Revelopment Project to build road and install traffic control signal	Approved 19-Oct-94 (Vote 7 to 0)

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				Larry Newton Other Taxing Entities Leon Poulsen			
5-Dec-94	Alice Steiner 535-7240	Bill Oswald 355-9845	Richard Chong 364-1797	Salt Lake City: Keith Christensen--Chair Alan Hardman Salt Lake County: Nelson Williams Kevin Higgins Salt Lake City School District Tab Uno Gary Harmer State Board of Ed: Larry Newton Other Taxing Entities Robert Weyer	Salt Lake City RDA	Block 34 and 39, South Downtown Base Year: Not Established Trigger Increment: Not Established Economic Development Project	Withdrawn
23-Feb-95	Jerold Barnes 468-2061 Clair Hardman 468-2077	David Yocom 468-3300	Karen Wikstrom 521-7724	Salt Lake County: David Marshall--Chair John Inch Morgan Granite School District: Lynn Davidson Oscar Anderson State Board of Ed: Larry Newton Other Taxing Entities Ray Child	Salt Lake County RDA	Kennecott Copper Relocation to Magna 9.46 Acres \$1 Million Total 12 Years at 100% Base Year: Not Established Trigger Increment: Not Established Economic Development Project	Withdrawn
8-Jun-95	Collin Wood 298-3877 X 223	Kent Christensen 298-3877	Randy Sant 621-8300	North Salt Lake City: Lee Snarr--Chair Gene Frost--V-Chair Davis County: Wilf Sommerkorn Mark Altom--Secty Davis School District: Roger Glines Dixie Hill State Board of Ed: Larry Newton Other Taxing Entities ?	North Salt Lake City RDA	Roadway Package System, Inc. EDA Project \$689,300 Total 7 Years at 100% Base Year: 1995 Trigger Increment: 1996 Economic Development Project to prepare site for transportation company; 150 new jobs. Uses of increment: to purchase land and infrastructure to site.	Approved 8-Jun-95 (Vote 7 to 0)
11-Jul-95	Keith Snarr 569-5000	Bill Oswald 355-9845	Karen Wikstrom 521-7724	West Jordan City: Max Hogan--Chair Dave Bowcutt Salt Lake County: Dave Marshall John Inch Morgan Jordan School District: Devon Sanderson--V Chair James Peterson State Board of Ed: Larry Newton Other Taxing Entities Dave Ovard	West Jordan City RDA	Dannon Company Manufacturing--EDA Project \$4,128,000 Total 12 Years at 100% Base Year: 1994 Trigger Increment: 1997 Economic Development Project--to attract major manufacturing employer to region that would purchase local agricultural products Uses of increment: to purchase land and infrastructure to site.	Approved 11-Jul-95 (Vote 7 to 0)

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28-Sep-95	Ed Collins 768-7103	Bill Oswald 355-9845	Jonnalynne Walker 483-6011	Lehi City: Knollin Haws--Chair Reed Southerland Utah County: David Gardner Jim Southerland Alpine Schools: Jack McKelvy Ken Sorenson--V-Chair State Board of Ed: Larry Newton Other Taxing Entities Paul Peterson	Lehi City RDA	Micron--"Alpine Highway EDA" \$194.9 Million Total: Micron = \$94.4 Million (70%) RDA = \$30.9 Million (30%) Tax Entities = 69.6 Million--36% paid to taxing entities 12 Years at 100% Base Year: 1994 Trigger Increment: 1997 Economic Development Project--to purchase land and infrastructure and pay for development costs	Approved 28-Sep-95 (Vote 6 to 1)
Annual TAC Meeting 2-Oct-97	Kan Gunner						
15-Oct-95	Gary Esplin 634-5800	Gary Kuhlman (City Attorney)	Randy Sant 621-8300	St George City: Sharon Isom Jim Eardley Washington County: Gayle Aldred Alan Gardner Washington Schools: Sheidon Johnson--Chair Wendell Gubler State Board of Ed: Larry Newton Other Taxing Entities Open	St George City RDA	St George and I-15 Project Base Year: 1995 Trigger Increment: 2001 \$3.5 Million @ 12 years; 100% About 20 acres; building \$18.5 Million convention center; using sales tax, transient room tax, restaurant tax and hotel tax to fund convention center.	No RDA plan NO TEC Meeting
29-Sep-97 TAC Mtg	Bob Nicholson (Secretary to TAC) 634-5800						
23-Oct-97 TAC Mtg							
19-Oct-95	Collin Wood 298-3877 X 223	Kent Christensen 298-3877		North Salt Lake City: Lee Snarr--Chair Gene Frost--V-Chair Davis County: Wilf Sommerkorn Mark Altom--Secty Davis Schools: Roger Glines Dixie Hill State Board of Ed: Larry Newton Other Taxing Entities ?	North Salt Lake City RDA	Pro Mark, Inc--Orbit Sprinkler--Economic Development Project \$471,600 Total Base Year: 1995 Twelve Year Duration: 5 Years at 100% Last 7 Years at 50% to RDA and 50% to taxing entities Trigger Increment: 1996 Remodeling of an existing building Provides incentive to Orbit Sprinkler Company to acquire and renovate vacant, blighted building	Approved 19-Oct-95 (Vote 7 to 0)
30-Oct-95	Paul Blanchard 465-5252	Cole Durham 377-6661	Randy Sant 621-8300	Payson City: Russell Hillman Paul Blanchard Utah County: Jim Southerland David Gardner Nebo Schools: Brent Hawkins Page Harrison State Board of Ed: Larry Newton Other Taxing Entities Stan Weaver	Payson City RDA	Payson City Business Park--Economic Development Project \$11.9 Million Total 17 Years at 100% Base Year: 1996 Trigger Increment as Needed Develop business park; provide infrastructure and land write-down Approved for 500 Acres by TAC	Approved 30-Oct-95 (Vote 7 to 0)

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11-Mar-96	Jerold Barnes 468-2061 Clair Hardman 468-2077	Doug Short 468-3300	Bob Springmeyer 364-5300 Karen Wikstrom 521-7724	Salt Lake County: David Marshall--Chair John Inch Morgan Granite Schools: Lynn Davidson Oscar Anderson State Board of Ed: Larry Newton--V-Chair Other Taxing Entities Ray Child	Salt Lake County RDA	Cottonwood Corporate Center \$7 Million Total 4 Years at 100% for EDA (\$3.5 M) 12 Years at 20% for Housing (3.5 M) Base Year: Not Established Trigger Increment: Not Established Economic Development Project	TAC not properly formed and no RDA plan approved.
24-Jun-96	Bud Pendleton Mayor 882-1661			Tooele City: John Cluff Sam Woodruff Tooele County: Glenn Caldwell Gary Griffith Tooele Schools: Jay Jeffery Paul Skiles State Board of Ed: Larry Newton Other Taxing Entities Howard Murray	Tooele City RDA	Tooele Army Depot Consolidated Maintenance Facility \$642,500 Total 10 Years at 80% Base Year: 1996 Trigger Increment: 1997 Economic Development Project New business development; Loan to purchaser of building 8%/20% split with taxing entities; if purchaser stays 15 years, loan is forgiven; if not, pro-rated loan balance is due to taxing entities.	Approved 24-Jun-96 (Vote 7 to 0)
15-Aug-96	Alice Steiner 535-7240	Bill Oswald 355-9845	Richard Chong 364-1797	Salt Lake City: Tom Godfrey--Chair Keith Christensen Salt Lake County: John Inch Morgan David Marshall Salt Lake Schools: Karen Derrick Gary Harmer State Board of Ed: Larry Newton Other Taxing Entities Robert Weyer	Salt Lake City RDA	West Capitol Hill Project Area--Blight-Based RDA \$7.36 Million Total 20 Years at 100% Base Year: 1997 Trigger Increment: 1998 Includes 20% for Housing Neighborhood rehabilitation Land acquisition, land write-downs, infrastructure	Approved 15-Aug-96 (Vote 4 to 3)
28-Aug-96 TAC: 23-Sep-97 15-Oct-97	Richard Turpin (Consultant) 535-7239 Randy Fitts (Mayor) 483-6000 Secretary: Karen Rynearso Paul Jensen (Developer) Bruce Talbot (Comm Dev Dir)	Bill Oswald 355-9845 Repaced by: Cole Durham 377-6661	Jonnalynne Walker 483-6011 Richard Chong 364-1797	South Salt Lake City: Boyd Marshall, Chair Doug Moffat Salt Lake County: Mike Reberg David Marshall Granite Schools: Lynn Davidson Oscar Anderson State Board of Ed: Larry Newton Other Taxing Entities Robert Weyer	South Salt Lake City RDA	2100 South RDA Project Bennett Paint Building Demolition and Rehabilitation 7.1 Acres Base Year: 1996 \$725,000 land remediation plus increment Total increment over 12 Yrs: \$1,178,120 100% for 12 years Redevopment Project No increment on increase in tax rate Facility demolished Apr-Jun 1996 Actual demo costs: \$1.4 Million Infrastructure costs to developer: \$0.5 Million	Approved 15-Oct-97 (Vote 8 to 0)
16-Sep-96 11-Jun-98	Brent Bluth 465-5252	Cole Durham 377-6661	Randy Sant 621-8300	Payson City: Russell Hillman	Payson City RDA	Knaack Manufacturing and Payson City Business Park	Approved 16-Sep-96

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22-Sep-97 TAC Meeting			785-5045	Utah County Dave Gardner Jim Southerland Alpine School District Jack McKelvy Ken Sorenson		100% for up to 12 years; \$2,799,715 Base Year 1996 First TAC Meeting 22-Sep-97 Last TAC Meeting 2-Oct-97	(Vote 8 to 0)
2-Oct-97 TAC Meeting				State Office of Education Larry Newton Other Taxing Entities Frank Mills		Start collecting increment in 1997 No increment on increase in tax rate Develop retail, office serices; for infrastructure	
TAC: 6-Aug-97 12-Aug-97 8-Jan-98	Dix McMullin 254-3742 FAX: 254-3393 Keith Snarr	Bill Oswald 355-9845	Bob Springmeyer 364-5300 Laura D. Lewis 596-0700 Jonnalynne Walker 483-6011	South Jordan City Richard N. Warne Mary Lynn Liddiard Salt Lake County David Marshall Mike Reberg Jordan School District C. Devon Sanderson Ellen Wallace State Office of Education Larry Newton Other Taxing Entities William Kenworthy	South Jordan City RDA	1600 to 1700 W 103th to 106th South at Bangerter--Blight Based RDA Project Redevelopment Project--blight study completed. Public Hearings: April 1, 1997 April 30, 1997 and August 19, 1997 Development of community retail shopping at central South Jordan City. City contributes about \$200,000 20 years at 75%; Base year 1997; trigger increment year 2000. Total increment: \$5,397,000 South Jordan City Council to work towards installing more sidewalks to schools by contributing \$200,000 per year Community retail services area; Infrastructure for area impacted by Bangerter Highway construction.	Approved 8-Jan-98 (Vote 7 to 1)
19-Jun-97 (Notice of Project)	Glen Vernon 673-6712	Bill Oswald 355-9845	Bob Springmeyer 364-5300	Santa Clara City: E. Wayne Stucki Glenn K. Vernon Washington County: Gayle M. Aldred Alan D. Gardner Washington School District: Wendell R. Gubler Sheldon Johnson State Office of Education: Larry Newton Other Taxing Entities Dan McArthur	Santa Clara City RDA	Santa Clara Drive Blight-Based RDA Project Old downtown area, just under 100 acres Downtown Revitalization Redevelopment Project Santa Clara City has offered the School District an elementary school site of 5 acres plus adjacent city park as playground for the school. Infrastructure and reconfigure highway thorough town. \$638,600 @ 12 years; 100% Base year: 1996 No eminent domain Found blight	Approved 29-Sep-97 (Vote 8 to 0)
22-Sep-97 TAC Meeting	Richard Paulsen 859-8525	Bill Oswald 355-9845	Richard Chong 364-1797 Kevin G. Long 785-5045	Pleasant Grove City Richard Paulsen Lloyd Ash (Mayor) Utah County Dave Gardner Jim Southerland Alpine School District Jack McKelvy Ken Sorenson State Office of Education Larry Newton Other Taxing Entities Frank Mills	Pleasant Grove City RDA	Commercial Business District--Blight-Based RDA Project Redevelopment Project Area; found blight. First public hearing July 22, 1997 First TAC Meeting 22-Sep-97 Last TAC Meeting 2-Oct-97 12 Years at 100%; \$2,703,444 Base Year 1996 Start collecting increment in 1998 No increment on increase in tax rate Senior housing in downtown. Improve pedestrian areas in downtown area.	Approved 2-Oct-97 (Vote 8 to 0)
2-Oct-97 TAC Meeting							
(Public Hearings) 7-Oct-97	Dave Oyler 798-5000	Cole Durham 377-6661 Craig Smith	None	Spanish Fork City Sherm Hoff Thora Shaw	Spanish Fork City RDA	Swenson Economic Development Project Project Area is over the 100 acre level	Approved (Vote 7 to 0)

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21-Oct-97	Kent Clark Finance Director	532-1900 Scott Ellsworth 532-1900 Junior Baker City Attorney Gina Peterson Secretary		Utah County: Dave Gardner Jim Southerland Nebo School District: Brent Hawkins Page Harrison State Office of Education: Larry Newton--Chairman Other Taxing Entities Not Appointed		at 388 acres; is not for a specific developer. Base Year 1996 100% of Tax Increment for 12 years Industrial development Taxing Agency Committee to meet Annually. The TAC will budget for various aspects of the Project as various Developments go forward within the Project Area over time. The TAC will review and approve Agency budgeting of projects carried out on an ongoing basis.	TAC Meeting 30-Oct-97 No TAC has met since Oct 197
25-Sep-97 (Public Hearing)	Bob Nicholson 634-5800 X-205	Gary Kuhlman St George City Attorney	Randy Sant 621-8300	St George City: Sharon Isom Jim Eardley Washington County: Gayle Aldred Alan Gardner Washington School District: Wendell Gubler Sheldon Johnson State Office of Education: Larry Newton Other Taxing Entities Dan McArthur	St George City RDA	St George City Convention Center EDA 12 Years at 100%; Cap Increment at \$292,000 per year or \$3.5 Million over 12 yrs City and county to contribute \$11 Million from other sources; no tax increment of city and county do not invest. Economic Development Project; no increment on increase in tax rate; no eminent domain. Base Year 1996; first increment in 2003 City and County are contributing \$11 Million; Cash from sale of Dixie Center to Dixie College of about \$6 Million. Build convention center and associated hotel	Approved 23-Oct-97 (Vote 8 to 0)
TAC 29-Sep-97	Gary Esplin RDA Director						
TAC 23-Oct-97							
TAC Meeting 7-Jan-98	Lorie Buck 629-8910	Craig Smith 532-1900	Randy Sant 621-8300	Ogden City: Ken Alford Larry Catten--Chairman Weber County: David Wilson Glen H. Burton Ogden City School District: Dee Wilcox/Lynn Wood Eugene Hart State Office of Education: Larry Newton--V-Chair Other Taxing Entities Lance Wood	Ogden City RDA	Defense Depot Ogden Economic Development Project 20 Years at 75 % Base year 1997 or 1998 1,149 acres; TAC approved over 100 acres on 7-Jan-98 Total of \$67,543,171 in increment Increment to be used for infrastructure, and repayment of bond principal 75%/25% split with taxing entities Convert closed defense depot to industrial park	Approved (Vote 8 to 0) 18-Oct-99
Public Hearing 13-Jan-98	Glen V. Holley 629-8949	Anna Lockwood (Ogden City)	Carl Cook/Dave Gee (Boyer Company)				
TAC Meeting 18-Oct-99	Dave Minert						
TAC Committee Meeting: 18-Sep-97	Ken Leetham (City Administrator) 254-0704	Bill Oswald 355-9845	Jonnalynne Walker 483-6011	Riverton City: Sandra N. Lloyd--Chair Ken Leetham--Secretary Salt Lake County: David Marshal Mike Reberg Jordan School District: Ellen Wallace Devon Sanderson State Office of Education: Larry Newton Other Taxing Entities William Kenworthy	Riverton City RDA	Redevelopment Project: "Redwood Road South Neighborhood Development" \$2,671,753 for twenty years; Start increment January 1998 Base Year: 1996 75% of increment for 20 years 39 acres Amended RDA Plan to include ability to acquire property through eminent domain; public hearing 14-Oct-99 Relocation, demolition, infrastructure, development incentive, and development costs.	Approved 30-Sep-97 (Vote 8 to 0)
2nd Public Hearing: 14-Oct-97							
Eminent Domain Public Hearing 14-Oct-99							
TAC Meeting 1-Jul-98	Richard Woodworth, City Manager (435) 257-3324	Bill Oswald 355-9845	Jonnalynne Walker 483-6011	Tremonton City: Shirley Schofield Blaine Bauchley, Chair Box Elder County:	Tremonton City RDA	Gibson Property Survey Area NW Corner of 1000 North and 1000 West Malt-O-Meal Corporation Economic Dedvelopment Project--1997 Base Year	Approved 1-Jul-98 (Vote 8 to 0)

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Public Hearing 1-Aug-06	FAX: 257-1915 Blaine Bauchley 863-4032			Jay Hardy Len Woolley Box Elder School District: Martel Menlove, V-Chair Jerry Buchanan State Office of Education: Larry Newton Other Taxing Entities Clinton Burt		Tax Increment at 70% for 10 Years to Malt-O-Meal and EDA Approximately 84 acres total of \$8.094 Million for 10 years TAC meets annually if requested by TAC officers; RDA provides annual report of progress.	Approved 3-Year Extension of Project 6-26-06 (Vote 6 to 0)
Land and infrastructure							
TAC Meeting Pending	Greg Bell, RDA Chairman		Randy Sant 621-8300	Farmington City: Davis County: Davis County School District: State Office of Education: Other Taxing Entities	Farmington City RDA	Farmington Downtown RDA Project	No TAC Established
TAC Meeting 6-Oct-98 19-Oct-98	Dix McMullin 254-3742 FAX: 254-3393 Keith Snarr Gart Chandler	Bill Oswald 355-9845	Susy Becker (Wikstrom Assoc) 521-7724 Neil Lindberg (Housing Assistantance)	South Jordan City Richard N. Warne Mary Lynn Liddiard Salt Lake County David Marshall J.D. Johnson Jordan School District C. Devon Sanderson Ellen Wallace State Office of Education Larry Newton Other Taxing Entities	South Jordan City RDA	South Gate Economic Development Plan 15-Years @ 100% Project; Includes 20% Affordable Housing component (\$4.5M). Total of approximately \$18.6 Million in Tax Increment over 15 year period; Base Year is 1997. for Jordan Gateway Road; infrastructure to service EDA site Development of business park and housing	Pending No Vote Required 19-Oct-98
TAC Meeting 20-Mar-98 1-Jun-98 1-Oct-98	Alice Steiner 535-7240	Bill Oswald 355-9845	Richard Chong 364-1797	Salt Lake City: Roger Thompson--Chair Bryce Jolley Salt Lake County: J.D. Johnson David Marshall Salt Lake Schools: Karen Derrick Gary Harmer State Board of Ed: Larry Newton Other Taxing Entities John Becker	Salt Lake City RDA	Depot District--North Gateway Redevelopment Project Project area more than 100 acres of privately held land; tax increment to be collected on 100 acres or less. Tax increment from 1998 to 2022 (24 years) is \$126,666,667 75% to the agency: 20% to Housing funds \$25,000,000 65% to RDA 81,250,000 15% RDA Admin 18,750,000 for railyard and west side redevelopment; infrastructure, structured parking, building renovations, land acquisition, parks, etc.	Approved 1-Jun-98 TAC heard budget proposal 1-Oct-98 No Vote Required
TAC Meeting 8-Oct-98 20-Oct-98	Mark Palesh RDA Exec Dir 254-0704 FAX: 254-1810 Ken Leetham	Bill Oswald 355-9845	Jonnalynne Walker 483-6011 Jessie Reed--Intel Mike Edwards--Intel	Riverton City: Mayor Sandra Lloyd--Chair Mark Palesh Salt Lake County: David Marshall	Riverton City RDA	Intel Corporation--Riverton Campus (EDA) [13200 S. Bangerter Hwy EDA] Phase One of Two Phases: 45 Acres Total increment: \$20,158,121 Used 20% for affordable housing option.	Pending Budget Reported out Favorably 8 to 0

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	(City Administrator) 254-0704			Sam Klemm Jordan School District: Ellen Wallace--Vice Chair Devon Sanderson State Office of Education: Larry Newton Other Taxing Entities William Kenworthy		Housing amount: \$4,907,811 (NPV 1998) 100% of increment for 15 years Base Year is 1998. Increment starts in year 2000, ends at end of year 2014. Expect Phase Two to start in 8 to 10 years	20-Oct-98 no vote required
TAC Meeting 15-Oct-98	Eric Toll (435) 750-7180 Doyle E Thompson 752-3060	Bill Oswald 355-9845	Jonnalynne Walker 483-6011	Logan City: Mayor Douglas Thompson--Chair Rod Blossom Cache County: Tamara Stone Lynn Lemon Cache County School District: Paul Jensen--Vice Chair Fred Duersch (Allen Lowe substituted) State Office of Education: Larry Newton Other Taxing Entities None appointed	Logan City RDA	North Main Street Neighborhood--Blight-Based RDA Project Auto Mall and other economic based uses; relocation, infrastructure and development costs 1900 North Main from Main to 200 West, south along 200 West to 1800 North. 30 Acres Total increment: \$1,489,930 Used 20% for affordable housing option. Housing amount: \$373,401 (NPV 1997) 100% of increment for 15 years Base Year is 1997. Increment starts in year 2002 , ends at end of year 2016 .	Budget Reported out Favorably 7 to 0 No vote required TAC Met on 27-Sep-00 and approved taking increm. starting 2002 vs. 2001; ends 2016 vs 2015
TAC Meeting Pending	Greg Bell (801) 451-2383 Max Forbush	None	None	Farmington City: Davis County: Davis County School District: State Office of Education: Other Taxing Entities	Farmington City RDA	Farmington City Downtown RDA 25.17 Acres	No TEC Established
TAC Meeting Pending Public Hearing 17-Dec-98	Dan McAurthur RDA Chairman Gary Esplin City Manager 674-4202	None St George City Attorney Gary Kuhlman	None Randy Sant 621-8300	St George City: Washington County: Washington County School District: State Office of Education: Other Taxing Entities	St George City RDA	Fort Pierce Business Park Phase I Economic Development--86.3 Acres 20% set-aside for housing pending	No TEC Established
TAC Meeting Pending Public Hearing	Dan McAurthur RDA Chairman Gary Esplin City Manager 674-4202	None St George City Attorney Gary Kuhlman	None Randy Sant 621-8300	St George City: Washington County:	St George City RDA	Fort Pierce Business Park Phase II Economic Development--100 Acres 20% set-aside for housing pending	No TEC Established

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17-Dec-98				Washington County School District:			
				State Office of Education:			
				Other Taxing Entities			
TAC Meeting 9-Dec-98	Tom Christopoulos 546-8578	Gary Crane 546-8500	Karen Wikstrom 521-7724	Layton City: Jerry Stevenson Brent Allen Davis County: Wilf Sommerkorn Mark Altom Davis County School District: Bruce Williams Bill Moore State Office of Education: Larry Newton Other Taxing Entities Ivan Flint--WBWCD	Layton City RDA	Heritage Parkway Economic Development Project (Hillfield Rd, 1000 W, 1425 N) County-Owned Conference Center 135,000 sq ft Hotel 140,000 Class A Office Building Detached Restaurant Increment to be used to develop 650 additional parking structure for Conference Center, Hotel and Office Building Increment to cover about half of costs of parking lot. Expect \$4.25 Million in increment over 12 Years. Base Year: ?	Pending
Public Hearing 19-Jan-99	Ron Madsen 852-6160			No TAC Established	Provo City RDA	Provo City Economic Development Project Areas One and Two.	No TAC Established
Public Hearings 18-Feb-99 17-Jun-99 TAC Mtg 9-Jun-99 24-Jun-99	Bob Buchanan 963-3321 Brian Hall 963-3363 John Patterson Gerald Wright Brain Hall	Bill Oswald 355-9845	Bonneville Research Bob Springmeyer 364-5300	West Valley City: Barbara Thomas--Chair Carolynn Burt--V Chair Salt Lake County: J.D. Johnson David Marshall Granite School District: Lynn Davidson Keith Bradshaw State Office of Education: Larry Newton Other Taxing Entities Jerry Larson	West Valley City RDA	East 3500 "A" Redevelopment Project Total increment: \$2,899,890 Findings of blight Base Year Jan 1, 1998 20 year duration for increment at 75% Total Increment to RDA/Developer: \$2,661,949 \$1,183,949 flows thorough to taxing entities To revitalize blighted business center; for write-down site improvements for light manufacturing and commercial development.	TAC Mtg 22-Jul-99 Approved 5 to 0
Public Hearing 24-Mar-99	Nevin Limburg (435) 750-9822 Doug Thompson RDA CEO	Bill Oswald 355-9845	Jonnalynne Walker 483-6011 Richard Chong 364-1797	Logan City: Mayor Doug Thompson, Chair Rod Blossom Cache County: Tamara Stone Lynn Lemon Logan City School District: Alan Lowe Paul Jensen State Office of Education: Larry Newton Other Taxing Entities None Appointed	Logan City RDA	Logan North Retail Center Approximately 80 acres; blight has been found. Will send 20% to Olene Walker Trust Fund 100% of increment for 15 years \$6.7 Million of tax increment Ordinance adopted 12 May 1999 Renovation of existing mall; expansion of community retail shopping center; for relocation, demolition, infrastructure and development costs.	12-May-99 No Vote Required
Third Public Hearing	Alice Steiner 535-7240	Bill Oswald 355-9845	Richard Chong 364-1797	Salt Lake City: Roger Thompson--Chair Bryce Jolley	Salt Lake City RDA	Granary Districty RDA Project Area Tax increment from 1998 to 2022 is \$50,000,000	15-Apr-99

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15-Apr-99				Salt Lake County: J.D. Johnson David Marshall Salt Lake Schools: Karen Derrick Gary Harmer State Board of Ed: Larry Newton Other Taxing Entities John Becker		75% to the agency: 20% to Housing funds \$10,000,000 65% to RDA 32,500,000 15% RDA Admin 7,500,000 Redevelopment of dilapated industrial area; for infrastructure, land acquisition, building renovation Ordinance adopted by Salt Lake City on 15-Apr-99	No Vote Required
25-May-99 Public Hearing	Dennis Hamblin Secretary 270-2421	Bill Oswald 355-9845	Richard Chong 364-1797	Murray City: John C. Rush--Chair Dennis Hamblin	Murray City RDA	Smelter Redevelopment Project Area Ordinance adopted on 25 May 1999 Found Blight Base Year Jan 1, 1998	TAC Mtg 10-Aug-99
TAC Mtg 29-Jun-99	John Rush Davis Blake	Frank Nacamuri Murray City Atty		Salt Lake County: J.D. Johnson David Marshall		20% to Housing Funds (\$3,131,372) 100% of increment for 15 years	No Vote Required
TAC Mtg 10-Aug-99				Murray Schools: G. Lloyd Naylor Tim Leffel--V. Chair State Board of Ed: Larry Newton Other Taxing Entities Robert F. Weyher		Total Increment to RDA/Developer: \$15,712,750 \$55,891 shared with taxing agencies 57.093 Acres Remove blighted structures Improve public streets Replan undeveloped areas Redevelopment of superfund site to retail and other uses; for removal of blighted structures and for infrastructure	
Public Hearing 3-Aug-99 29-Nov-00 7:30 p.m.	Dix McMullin 254-3742 FAX: 254-3393 Gart Chandler Rick Horst 254-3742 Secretary: Marianne Dean	Bill Oswald 355-9845 Randy Feil 296-9898	Susy Becker (Wikstrom Assoc) 521-7724 Neil Lindberg (Housing Assistantance) Jonnalynne Walker 483-6011	South Jordan City Andy Burton--Vice-Chairperson Stankey Wells--Chairperson Salt Lake County Mike Reed J.D. Johnson Jordan School District Burke Jolley Arlen Ekberg State Office of Education Larry Newton Other Taxing Entities Craig White	South Jordan City RDA	North Jordan Gateway EDA Project Base Tax Year 2000; Trigger 2002; 90.8% for 15 years; 38 Acres 20% for Affordable Housing Total Increment: \$17.7 Million; Admin \$781,613; 20% Housing \$4,155,712; to project \$10,374,069 595 Net new jobs to the area; about 110 new families. 952,421 flow-through to Jordan School District for impact of new families and students in the school district. Flow-through to Taxing Agencies: \$1,973,246 Development of business park; increment used for Jordan Gateway Road, infrastructure to service site TAC to meet Annually during August	Approved 20-Nov-00 7-0
Public Hearing 10-Aug-99 2nd Public Hearing 14-Dec-99 TAC Meeting 9-Dec-99	Dix McMullin 254-3742 FAX: 254-3393 Keith Snarr 254-3742 Gart Chandler	Bill Oswald 355-9845	Susy Becker (Wikstrom Assoc) 521-7724 Neil Lindberg (Housing Assistantance) Jonnalynne Walker 483-6011 Richard Chong 364-1797	South Jordan City Richard N. Warne--Chair Mary Lynn Liddiard Salt Lake County David Marshall J.D. Johnson Jordan School District Burke Jolley Alren Ekberg State Office of Education Larry Newton--Vice Chair Other Taxing Entities William Kenworthy	South Jordan City RDA	South I-15 Frontage RDA Project Area Base Year 1999; trigger increment 2003 Total increment: \$20,380,940 78 Acres Includes Retail; no eminent domain 20% to Housing Funds (\$3,815,728) 100% for 24 years; except last 5 yrs Development of business park; increment for Jordan Gateway Road, infrastructure to service site Notable business development include the following: Walmart, Sam's Club, Western Agriculture Credit Unit, Noah Recreation Building	Voted out Favorably by 5 to 0 vote 9-Dec-99 No vote required
Public	Lorie Buck		Randy Sant	Ogden City:	Ogden City	IOMEGA Economic Develoment Project	No TAC

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
Hearing 24-Aug-99 21-Sep-99	629-8910 Glen V. Holley 629-8949 Richard McConkie 629-8154 Richard Bryan 629-8910 Gloria Berrett City Recorder		621-8300	Weber County: Ogden City School District: State Office of Education: Other Taxing Entities	RDA	(East of Commerce Way at 29th South) Provides financial incentives for IOMEGA No Project Plan made available No eminent domain 20% of increment to Olene Walker Affordable Housing Trust Fund New business development; increment used as incentive to new business. No other data available	Assembled; No Vote Taken Approved and Adopted by Ogden City as Ordinance No. 99-41 on 26-Oct-99 Project did not oc- cur within 3 yrs required by law; project area no longer exists
(Public Hearing) 14-Sep-99 13-Oct-99 29-Dec-99 TAC Meeting 9-Dec-99	Cameron Gunter (801) 489-2700 Harold Wing Mayor	Bill Oswald (801) 355-9845	Richard Chong 364-1797 Jonnalynne Walker 483-6011	Springville City Keri Gordon--Chair Carig Conover Utah County: Dave Gardner Jerry Grover Nebo School District: Brent Hawkins Page Harrison--Vice Chair State Office of Education: Larry Newton Other Taxing Entities StanWeaver/Howard Reilly	Springville City RDA	Frontage Road Redevelopment Project 100% of increment for 15 years \$10,523,225 estimated increment 20% to Olene Walker Affordable Housing Trust Fund (\$2,290,141) Base Year is 1999; expect to trigger in 2001 or 2002. Commercial gateway to supr development west of freeway--no interest as of Feb 2005 Increment to be uses for infrastructure	Voted out Favorably by 7 to 1 vote 9-Dec-99 No vote required
Public Hearings 7-Oct-99 3-Feb-00	Bob Buchanan 963-3321 Brian Hall 963-3363 John Patterson Gerald Wright Secretary: Doris Larsen	Bill Oswald 355-9845 Randy Feil 296-9898	Bonneville Research Bob Springmeyer 364-5300	West Valley City: Barbara Thomas--Chairperson Carolynn Burt Salt Lake County: J.D. Johnson Mike Reid Granite School District: Lynn Davidson Keith Bradshaw--Vice Chairperson State Office of Education: Larry Newton Other Taxing Entities Dave Warr--Granger/Hunter Water	West Valley City RDA	Jordan River Redevelopment Project Base Year is 2002; Trigger TIF 2005 Identified Blight 52.6 acres 20% of increment to Olene Walker Affordable Houding Trust Fund: \$3,130,308 Administrative Costs @ 15% 5yrs; 10% 5Yrs; 5% 5Yrs: \$1,265,796 Total increment over 15 years: \$16,402,479 Pass-through to taxing entities: \$1,832,872 Probably will not bond; will use existing cash flow to accomplish goals. To revitalize blighted area and develop multi-cultural business center; increment for infrastructure Will revisit TAC in two years.	Voted out Favorably by 7 to 0 vote 26-Jan-00 New TAC Established 20-Nov-00 Approved 8-0
Public Hearings 5-Oct-99 23-Nov-99	Royal Norman County Comm. Chairman		Randy Sant (801) 543-1224	Box Elder County: Box Elder School District: State Office of Education: Other Taxing Entities	Box Elder County RDA	Corinne Area RDA Economic Development Project 99.48 acres	No TAC Established
Public Hearing 26-Oct-99	Noell Nelson Mayor 254-2200	Cole Durham 377-6661	Kevin Watkins City Attorney 254-2200	Bluffdale City: Noell Nelson, Chair Shane Jones, V-Chair	Bluffdale City RDA	Eastern Bluffdale Economic Development Economic Development Project of about	Approved Over 100 Ac 6 to 0 on

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
Public Hearing 14-Dec-99	Shane Jones City Engineer 254-2200 Dianne Hanson Secretary 254-2200	Craig Smith 532-1900 Scott Ellsworth 532-1900		Salt Lake County: J.D. Johnson David Marshall Jordan School District: Burke Jolley Arlin Ekberg State Office of Education: Larry Newton Other Taxing Entities Neil Cox		600 Acres. 100% of increment for 15 years. No specific development plans identified. Will spend increment on storm drains, roads and water lines. Expect to collect \$1.3 Million in increment Expect to spend about \$600,000 on storm drain infrastructure; about \$130,000 on administration; and 20% for Olene Walker Trust Fund	27-Oct-99 Approved Zero Budget (No increment and no Exp.) 6 to 0 on 27-Oct-99
Public Hearing 22-Jul-03	Noell Nelson Mayor 254-2200 Shane Jones City Engineer 254-2200 Dianne Hanson Secretary 254-2200	Cole Durham 377-6661 Craig Smith 532-1900 Scott Ellsworth 933-2329	Kevin Watkins City Attorney 254-2200	Bluffdale City: Noell Nelson, Chair Shane Jones, V-Chair Salt Lake County: J.D. Johnson David Marshall Jordan School District: Burke Jolley Arlin Ekberg State Office of Education: Larry Newton Other Taxing Entities Neil Cox	Bluffdale City RDA	Bluffdale Gateway Redevelopment Development Blight-Based Redevelopment Project 140 Acres. 100% of increment for 15 years. Plan adopted 29 Apr 2000 Tax increment not to exceed \$12,500,000 Commercial retail and office center (no retail as of Jan 2005); increment to reimburse acquisition for infrastructure costs. Will spend 20% for Olene Walker Trust Fund	No TEC Required Approved Over 100 Ac Oct-1999
TAC Meeting 7-Dec-99	Kent Peterson City Manager (435) 665-7030		Randy Sant (801) 543-1224	Wendover City: Kent Peterson, Chair Connie Oldham, Sec. Tooele County: Teryl Hunsaker Glenn Caldwell Tooele School District: Richard Tolley Kendall Thomas State Office of Education: Larry Newton Other Taxing Entities None	Wendover City RDA	Days Inn EDA Project Economic Development Project of about Nine Acres. 100% of increment for 10 years. Increment to be used for land acquisition demolition, off-site improvements excavating, landscaping, on-site improvements. Estimated annual increment is \$27,000 Base Year is 1998 To attract Days Inn; increment for land acquisition, demolition, infrastructure NOT using Olene Walker Trust Fund	Approved 6 to 0 on 7-Dec-99
Public Hearing 28-Mar-00 Electronic TAC Meetings 25-Apr-00 28-Apr-00	Noell Nelson Mayor 254-2200 Shane Jones City Engineer 254-2200 Dianne Hanson Secretary 254-2200	Cole Durham 377-6661 Craig Smith 532-1900 Scott Ellsworth 532-1900	Kevin Watkins City Attorney 254-2200	Bluffdale City: Wayne Mortimer Coleen Bliss--Chair Salt Lake County: J.D. Johnson David Marshall Jordan School District: Burke Jolley--Vice-Chair Arlin Ekberg State Office of Education: Larry Newton Other Taxing Entities Neil Cox	Bluffdale City RDA	Jordan Narrows Economic Development Includes approx 600 acres of privately held property; EDA is not allowed to collect increment on over 100 acres unless approved by TAC. Total Increment of \$1,324,800 over 15 years Residential development; increment used for infrastructure	Approved 5-0 on 28-Apr-00
Public Hearing 8-Feb-00 11-Jul-00	Lorie Buck 629-8910 Glen V. Holley 629-8949	Randy Feil 296-9898	Randy Sant 621-8300 A/P Associates for Blight Study	Ogden City: Ken Alford Stuard Reid--Chairman Weber County:	Ogden City RDA	Wall Avenue Redevelopment Project (Formerly called Shupe-Williams Project) Base Tax Year: 2000; Trigger Increment 2004 Total increment: \$4,861,492; Housing: \$792,298;Adm: \$243,075	Approved: 5-1 13-Nov-00

Taxing Agency/Entity Committee	Redevelopment Agency	P
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Taxing Agency/Entity Committee	Redevelopment Agency	P
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Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
2:00 p.m.	Kent Clark Finance Director		Randy Sant Rep. for Developer: Larkin-Gifford 621-8300	Utah County: Cary McConnell Daid J. Gardner Nebo School District: T. Page Harrison Brent Hawkins--Vice-Chairman State Office of Education: Larry Newton		Total of \$2,027,273 increment for 12 years (\$101,388 for Administration; balance for infrastructure improvements) 45.7 Acres Received a waiver from the Olene Walker Housing Trust Fund Board NOT to allocate 20% to the Trust Fund. 100% of increment for 12 years. For business, industrial, manufacturing park; increment for infrastructure costs incurred by city-- plus city will reimburse infrastructure costs paid by companies if employment goals are met. Housing requirement waived by Olele Walker Affordable Housing Trust Fund Board	Second TAC 24-Oct-00
10-Oct-00 7:00 p.m. TAC Meeting	Dale Barney Mayor	Junior Baker City Attorney					
26-Sep-00 11:00 a.m.		Gina Peterson Secretary		Other Taxing Entities W. Howard Riley			
Consult Time 5-Oct-00 2:00 p.m.	Richard Colburn Executive Director Secretary of TAC 763-3000	Randy Feil 296-9898	Jonnalynne Walker 483-6011	American Fork City Tom Hunter--Chairperson Rod Despain Utah County: Mel Hudman Cary McConnell Alpine School District: Keith Bradford--Vice Chairperson Jim Evans State Office of Education: Larry Newton--Chairman Other Taxing Entities Stan Smith--Central Ut Water	Amercan Fork City RDA	American Fork Egg Farm Economic Development EDA Base Year: 1999; value: \$999,777 Business economic development: North Pointe Business Park; Morinda Inc, Computer Software Company, and Label Express. Plus speculative office space Total of \$11,544,050 increment for 24 years (\$431,785 for Administration; \$1,727,140 to affordable housing; balance of \$6,476,777 to infrastructure) BTSFAF will invest \$19.1 Million as Developer Total of 97 Acres 75% of increment for 24 years; total pass-thru: \$2,908,348 \$1,869,486 Alpine SD; \$321,372 Ut County; \$600,283 American Fork City; \$106,446 Cen Ut Water; \$10,761 No. Ut Water For business park and office development; increment used for infrastructure for developer.	10-Oct-00 17-Oct-00 Approved 7-0
Public Hearing 17-Oct-00 7:00 p.m. TAC Meeting 10-Oct-00 17-Oct-00	TedBarratt Mayor Curtis Wolthuis Developer Linda Waton Am Fork Ec Dir. Carl Wanlass Am Fork Admin.						
Public Hearing 28-Nov-00 7-Mar-01 10-Apr-01 7:00 p.m.	Bruce Talbot (Comm Dev Dir) 483-6011 Randy Fitts (Mayor) 483-6000 Karen Rynearson RDA Secretary 438-6000	Cole Durham 377-6661	Richard Chong 364-1797 for Blight Study	South Salt Lake City: Salt Lake County: Granite Schools: State Board of Ed: At-Large: Secretary:	South Salt Lake City RDA	3300 South Redevelopment Project Area Considering Blight Expect to ask for \$2,783,511 in increment; \$1,469,039 from Granite School District 20% of increment to Olene Walker Affordable Trust	Pending TEC not formed
Pubic Hearing 25-Jan-01 TAC Mtg. 12-Feb-01 Public Hearing 21-Mar-01	Cameron Gunter Executive Officer (435) 628-0606 (801) 420-0673 Christopher Blake (RDA Board Chair) Secretary Terry Smith Ivins City	Randy Feil 296-9898	Jonnalynne Walker 483-6011	Ivins City: Chris Blake, Mayor (Alternate Mbr) Pete Piersen, Chairman Washington County: Jim Eardley Gayle Aldred Washington Schools: Wendall Gubler, Vice Chairman Craig Seegmiller State Board of Ed: Larry Newton Other Taxing Entities Barbara Hjelle, Wash. Co. Water (Alt)	Ivins City RDA	Snow Canyon Parkway Economic Development Project 64.01 Acres EDA, Base Year 2001; Value: 296,875 Total of \$4,719,425 (100%) increment for 11.3 years: \$190,000 (4%) for Admin. Costs \$2,581,000 (54.7%) Infrastructure costs within and outside project \$853,554 (18.1%) Other Developer Costs \$1,094,871 (23.2%) for Affordable Housing (is 15 year project with last 3+ years as pass-through to taxing entities) Will be developed in two phases: first phase 12 office buildings totaling 120,000 sq ft; second phase 10 buildings totaling 350,000 sq ft Private investment--Phase one: \$18.1 Million Private investment--Phase two: \$43.7 Million	Approved 8-0 12-Feb-01

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
For office park development; increment to be used for infrastructure for developer							
Pubic Hearing: 6-Mar-01 15-May-01 6:30 p.m.	Mike Winder Business Manager 963-3525	Randy Feil 296-9898	Bonneville Research Bob Springmeyer 364-5300	West Valley City: Barbara Thomas--Chairperson Carolynn Burt Salt Lake County County: Mike Reed Darrin Casper Granite School District Lynn Davidson Keith Bradshaw--Vice Chairperson State Board of Ed: Larry Newton Other Taxing Entities Ed Hansen (Magna Water) Secretary:	West Valley City RDA	5600 West Gateway Redevelopment Project Base Year 2000; taxable value: \$4,119,663 Blight-Based Project--Plan dated 9-April-01 93 Acres 20% for Affordable Housing; 100% of Increment for 15 years Total estimated increment over 15 years: \$11,695,906 Pass-through to taxing entities: \$_____ Will spend \$8,000,000 for relocation, cleanup and infrastructure improvements; \$_____ (represents 5% of total increment). Housing: \$_____ Will revisit for progress report and possible budget action annually. To revitalizew blighted site and provide business development incentives; increment used for relocation, environmental clean-up and infrastructure.	Approved 2-May-01 6 to 1
Consult Time: 24-Apr-01 2:00-4:00	John Patterson CEO Bob Buchanan Executive Director 963-3321 Secretary: Doris Larsen						
Consult Time	Dix McMullin Mayor 254-3742 FAX: 254-3393 Keith Snarr 254-3742	Randy Feil 296-9898	Jonnalynne Walker 483-6011 521-7724	South Jordan City Russell Sanderson Stanley Wells--Chair Salt Lake County David Marshall J.D. Johnson Jordan School District Burke Jolley Alren Ekberg State Office of Education Larry Newton--Vice-Chair Other Taxing Entities Craig White	South Jordan City RDA	Redwood Corridor Redevelopment Project Blight-Based	Pending
Public Hearing Cancelled	Gart Chandler Ricky A. Horst Executive Dir. 254-3742 Secretary: Marianne Dean						
TAC Mtg							
Consult Time:	Kay Chandler 525-2789 Ecocomic Dev. Dir.	Craig Smith Nielsen & Senior 532-1900	Randy Sant 621-8300	Clearfield City Curt Oda Rulon Cummings--Chairman Davis County Mark Altom (County Treasurer) Wilf Summercorn Davis School District Bruce Williams Bill Moore--Vice Chairman State Office of Education Larry Newton Other Taxing Agencies Kevin Cowan (Sewer District)	Clearfield City RDA	Cowley/Adams I-15 Economic Development Project Business park and related services; currently undeveloped land Contains 121.22 acres of land; will take increment on about 30 acres Asking for \$4,787,388 total increment over 12 years Total of \$464,153 annually to Taxing Agencies Base Year: 1996 (project was supposed to have started by 1997) Expect to collect increment for 12 Years at 100% Will start taking increment in 2001 No 20% to Olene Walker Affordable Trust: Project is under 1996 RDA statute For business park development; increment used for infrastructure No Retail/No Eminent Domain Economic Development Analysis done in Oct 1995 Annual Report to Taxing Agency Committee each May	Approved 25-Apr-01 5 to 3
Public Hearing:	Secretary: Stacy Reel 525-2780						
TAC Mtg: 28-Mar-01 No Action							
25-Apr-01							
Consult Time:	Merlon Johnson Coalville City Mayor (435) 336-5981	Grant McFarlane Coalville City Attorney	Randy Sant 621-8300	Coalville City Summit County Tom Toole North Summit School District State Office of Education Larry Newton Other Taxing Entities	Coalville City RDA	Gateway Hotel Project Economic Development Project Hotel and office building Requesting \$1,000,000 for Land Acquisition, Organizational Costs and Owner Incentives Rural Designers is Developer	Pending No taxing entity formed
Public Hearing: Canceled	Maria R. Clark City Recorder	Craig Smith Nielsen & Senior 532-1900					
TAC Mtg:							

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
Consult Time:	Alex Hallien RDA Executive Dir. 576-6500	Randy Feil 296-9898	Bonneville Research Bob Springmeyer 364-5300	Draper City	Draper City RDA	East Bangerter Neighborhood Development Project Redevelopment Project	Pending
Public Hearing: 14-May-01 7:00 p.m.	FAX: 576-6511 Richard D. Alsop Mayor			Salt Lake County		Findings of Blight being studied	No Taxing Entity Committee formed
	Paul J. McCarty			Jordan School District			
				State Office of Education			
				Other Taxing Entities			
Consult Time:	Richard McConkie 629-8910	Randy Feil 296-9898	Bonneville Research Bob Springmeyer 364-5300	Ogden City Ken Alford Stuart Reid, Chairman	Ogden City RDA	West 12th Street Economic Development Project Area Economic Development Project; Base Year is 2000 2000 Base Year value is \$39,385,162 70.36 Acres in Project Area	Approved 6 to 0 3-May-01
Public Hearing: 8-May-01 5:00 p.m.	Matthew Godfrey Mayor		Jonnalynne Walker 483-6011 521-7724	Weber County Ron Kusina David Wilson		Total Increment expected to be \$4,704,972 for 10 years 20% of Increment for Housing=\$658,696 (20%) 70% of Increment for Project Area Budget=\$3,293,480 Increment for Administration=\$84,784 (2.574%) 30% Flow-through to Taxing Entities=\$1,411,492 Expect 1,000 new jobs @ \$39,000/Yr	
TAC Mtg: 3-May-01	Kenneth Alford RDA Chairperson			Weber School District Eugene Hart, Vice Chairman Dee Wilcox		Employer is Fresenius Medical Care; expanding existing facility; is investing about \$75,000,000 in the plant.	
	Secretary: Gloria Berrett			State Office of Education Larry Newton		To expand Fresenius Medical Care facility; increment used for developer incentive and infrastructure	
Consult Time:	Richard McConkie 629-8910	Randy Feil 296-9898		Ogden City Stuart Reid, Chairman Ken Alford	Ogden City RDA	25th Street/Eccles Building Revampment Project Approximately 38 acres in total	Approved 7 to 0 11-Jun-01
Public Hearing:	Matthew Godfrey Mayor			Weber County Ron Kusina David Wilson		Extend a small portion of a Pre-1983 RDA Project by two years from 2015 to 2017	
	Ken Alford RDA Chairperson			Weber School District Eugene Hart, Vice Chairman Mike Ulrich		Approved 100% of Tax Increment through 2017 for Eccles Building portion Base Year is 1979 for original 38 acres (100% to 2015 by statute)	Reasons for SBE Rep. Vote submitted 20-Jun-01
TEC Mtg: 11-Jun-01	Secretary: Gloria Berrett			State Office of Education Lawrence R. Newton		Base year is 2000 for the present Eccles Building portion of the Project Will use \$1.3 Million in tax increment from 2000 through 2017. Combining TIF with \$1.7 Million in federal grants, \$800,000 in Tax Credits \$900,000 for building equity, and \$6.3 Million in Developer business loan. Total project costs estimated to be \$11 Million for new Crowne Plaza Hotel Will recoup all of the TIF within the first two years of end of project (by year 2019), based on real property taxes, not including personal property. For Crowne Plaza Hotel; increment used for renovation of historic building	
Consult Time:	Randy Brailsford RDA Chairperson	Randy Feil 296-9898	Cameron Gunter (801) 420-0673	Salem City Mayor Randy Brailsford--Chairman Reid Nelson	Salem City RDA	Henderson Industrial and Business Park Economic Development Project; 61.94 Acres Base Tax Year: 2000; 100% of increment for 11 years; 20% to Housing; \$3,259,402 total increment: \$175,000 Admin (5.4%); \$855,020 Bonds(26.2%); \$1,492,564 infrastructure (45.8%); \$736,818 Housing (NPV 22.6%). Two Phases: Phase one: on 15 acres; 253 net new jobs in state 120,000 sq ft manufacturing bldg; 100,000 sq ft office bldg. Phase Two: on 47 acres; 390 net new jobs in state 500,000 sq ft manufacturing/warehouse bldgs 60,000 sq ft office building space. Plan Dated: 16-April-2001 Neways, Inc of Salem is business interested in this project; Phase I; 643 net new jobs by 2011	Approved 5 to 3 8-May-01
Public Hearing: 23-May-01 7:00 p.m.	Developer: Tom Mower, Jr. Neways, Inc			Utah County David Gardner Cary McConnell			
TAC Mtg: 8-May-01				Nebo School District Reed Park--Vice Chairman Tracy Olsen			
				State Office of Education Larry Newton			
				Other Taxing Entities			

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
				Stan Weaver--(Alt. From Central UT Water)		To develop business park; increment used for infrastructure	
Consult Time:	Dix McMullin Mayor 254-3742 Keith Snarr 254-3742	Randy Feil 296-9898	Jonnalynne Walker 483-6011 521-7724	South Jordan City Russ Sanderson, Alternate Stanley Wells--Chairman Salt Lake County Mike Reed--Vice Chairman Darrin Casper Jordan School District Burke Jolley Ellen Wallace State Office of Education Larry Newton Other Taxing Entities Annette Byrne, Alternate	South Jordan City RDA	Riverpark Economic Development Project Area Economic Development Project 85% of increment for 15 years; 20% to Affordable Housing 109.608 acres; 99.92 acres of privately-owned land Base Tax Year: 2000 of \$4,179,330 Total estimated tax increment over 15 years is \$19,006,861 Increment paid to RDA for development costs: \$13,299,527 Administrative costs are \$950,343 (5% of total increment) Twenty Percent for Housing is: \$4,756,991 (25.03% NPV)	Not Approved 2 to 6 9-May-01
Public Hearing: Cancelled	Gart Chandler Ricky A. Horst Executive Dir. 254-3742 Keith Morey Project Director Secretary: Gayelynn Blackham					Deveoper is Riverpark I, L.C.; plans to build business park Estimated 2,415 net new jobs (about 161 anually) by 2015	
TEC Mtg 7-Aug-01 14-Aug-01 1-Nov-01	Danna Pollard, Sec	Craig Smith Nielsen & Senior 532-1900 FAX: 532-1913 Cell: 573-9140	South Ogden City: Linda Hamilton--Chair (City Manager) Ken Jones Weber County: Ron Kusina David Wilson Weber County School District: Robert Petersen--Vice Chair Judie Hancock State Office of Education: Larry Newton Other Taxing Entities Lance Wood, Central Weber Sewer	South Ogden City RDA	Granite Pointe Economic Development Project Economic Development Project--Base year 2000 100% of increment to AOL Service Center for first two years; 50% of increment to AOL, 50% to Olene Walker Trust Fund or South Ogden City affordable housing until 20% requiriment is complete and to pay for administrative costs for next three years. Duration of project is five years, then 100% flows through to taxing entities. Total increment to AOL Customer Service Center: \$490,591 Total administrative costs: \$34,738 Total to Olene Walker Housing: \$169,243 Total estimated tax increment over 5 year period is: \$694,572 12.157 acres; south of 6100 South and 6150 South and west of Hwy 89	Approved 6-1 14-Aug-01 Approved 5-1 Revised Budget 1-Nov-01	
Blight Hearings 27-Sep-01 7:00 p.m. 25-Oct-01 7-Nov-01 6:00 p.m. 20-Mar-02 7:00 p.m. Santaquin Senior Citiz Center	Mayor: City Manager: Roger Carter 754-3211	Scott Elsworth Brett Rich Nielsen & Senior 532-1900 FAX: 532-1913 Cell: 573-9140	Santaquin City: Utah County: Nebo School District: State Office of Education: Other Taxing Agencies:	Santaquin City RDA	Main Street Redevelopment Project	Pending No TEC formed	
Consult Time:	Richard McConkie 629-8910	Randy Feil 296-9898	Jonnalynne Walker 483-6011 521-7724	Ogden City Stuart Reid, Chairman Ken Alford Weber County Ron Kusina David Wilson Weber School District Eugene Hart, Vice Chairman Mike Ulrich State Office of Education Lawrence R. Newton Other Taxing Entities	Ogden City RDA	Hinckley Drive Economic Development Project Approximately 51 acres in total Base Year is 2000; value is \$22,045,796 RDA to receive 70% of increment for 15 years Total increment is expected to be \$9,826,289: \$2,947,917 pass-thru to taxing entities (30%) \$5,296,347 to RDA for development, improvements and grants (53.9%) \$1,375,674 for affordable housing (14%) \$206,352 for administrative costs of the RDA (2.1%) Project is a incentive for Williams International to add a 50,000 sq ft expansion 194 new jobs expected by 2015; 29% of new employees will earn an average of \$42,000 annually; 23% will earn an average of \$35,000 annually. Williams is expected to invest about \$137.7 Million in personal property	Approved 7-0 11-Oct-01
Public Hearing: 23-Oct-01	Matthew Godfrey Mayor Ken Alford RDA Chairperson						
TEC Mtg: 11-Oct-01	Secretary: Gloria Berrett						

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
	Sally			Lance Wood		For Williams International expansion; increment used for infrastructure	
Consult Time: 2-Oct-01 2:00 p.m. Public Hearing:	Mayor Michael Winget Annette Johnson (435) 743-5233	Randy Feil 296-9898	Keith Snarr Jonnalynne Walker 483-6011 521-7724	Fillmore City Mayor Michael Winget--Chairman Todd L. Sperry Millard County John Hansen Jim Talbot Millard School District Cloyd C. Day Keith T. Griffiths--Vice-Chairman State Office of Education Lawrence R. Newton Other Taxing Entities Gary Church	Fillmore City RDA	1400 South Economic Development Project Approximately 40 acres in total Base Year is 2000; value is \$2,000 RDA to receive 70% of increment for 15 years (2002 through 2016) Total increment is not to exceed: \$2,815,777 \$2,111,833 to RDA for development, improvements and grants (75%) \$563,155 for affordable housing (20%) \$140,798 for administrative costs of the RDA (5%) 175 new jobs in five years with average annual salaries of \$24,400	Approved 5-2 25-Sep-01
TEC Mtg: 25-Sep-01 10:30 a.m.	Secretary:					For manufacturing and distribution center; increment used for infrastructure and development costs along with EDA grants.	
Consult Time:				Salina City	Salina City RDA	Salina City Tipperary Industrial Park Economic Development Project EDA Project Base Year: 2001; Approximately 720 Acrea Provide financial incentives to attract new business and support economic development by providing for improvements in the project area. Will be used for light industrial, commercial, manufacturing or distribution. 20% of tax increment to affordable housing.	Pending No TEC formed
Public Hearing: 14-Nov-01 6:00 p.m.	City Recorder: Brenda Malmgren (435) 529-7304			Sevier County Sevier School District State Office of Education Other Taxing Entities			
TEC Mtg:							
Consult Time:	Delynn Fielding Carbon County Ec. Development Director (435) 636-3295 FAX: 636-3210 dfielding@co.carbon.ut.us	Mike Jensen (435) 637-1245	Carbon County Bill Krompel Robert Pero--Chairman Carbon School District David Armstrong Bill Jewkes--Vice-Chairman State Office of Education Lawrence R. Newton Other Taxing Entities David Anderson--Cons. Dist/PRWID	Carbon County RDA 120 East Main St Price, UT 84501	Carbon County/Price City Airport Road Redevelopment Project Base Year 2001 (Combined with Price City RDA Project described below)	Approved Over 100 Acres 16-May-02	
TEC Mtg: 16-May-02 6:00 p.m.	Nick Tatten--Price City Community Dev. Director--Secretary						
Consult Time: 6-Jun-02	Delynn Fielding Carbon County Ec. Development Director (435) 636-3295 FAX: 636-3210 dfielding@co.carbon.ut.us	Mike Jensen (435) 637-1245	Price City Joe Piccolo Pat Larsen Carbon County Bill Krompel Robert Pero--Chairman Carbon School District David Armstrong Bill Jewkes--Vice-Chairman State Office of Education Lawrence R. Newton Other Taxing Entities David Anderson--Cons. Dist/PRWID	Price City RDA 120 East Main St Price, UT 84501	Price City/Carbon County Airport Road Redevelopment Project-East Price Base Year 2001; Base Value \$3,632,855 12 years at 100%; total of \$1,163,555 For use to support infrastructure including utilities, curb, gutter, sidewalk and roads; removal of deteriorated structures, improve structural integrity fo existing buildings. To improve airport road; increment used for infrastrcture, building demolition and renovation	Approved Over 100 Acres 16-May-02 Budget/Plan Approved 6-Jun-02	
TEC Mtg: 16-May-02 6:00 p.m. 6-Jun-02 5:30 p.m.	Nick Tatten--Price City Community Dev. Director--Secretary						

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
Consult Time:	Delynn Fielding Carbon County Ec. Development Director (435) 636-3295 FAX: 636-3210 dfielding@co.carbon.ut.us	Mike Jensen (435) 637-1245		Wellington City J. William Bates Paula Noyes Carbon County Bill Krompel Robert Pero--Chairman Carbon School District David Armstrong Bill Jewkes--Vice-Chairman State Office of Education Lawrence R. Newton Other Taxing Entities David Anderson--Cons. Dist/PRWID	Wellington City RDA	Wellington City Ridge Road Economic Development Project [WC 1, 416.8 Acres] Base Year 2001; Base Value \$555,662	Approved Over 100 Acres 16-May-02 Budget Pending
TEC Mtg: 16-May-02 6:00 p.m.	Nick Tatten--Price City Community Dev. Director--Secretary						
Consult Time:	Delynn Fielding Carbon County Ec. Development Director (435) 636-3295 FAX: 636-3210 dfielding@co.carbon.ut.us	Mike Jensen (435) 637-1245		Wellington City J. William Bates Paula Noyes Carbon County Bill Krompel Robert Pero--Chairman Carbon School District David Armstrong Bill Jewkes--Vice-Chairman State Office of Education Lawrence R. Newton Other Taxing Entities David Anderson--Cons. Dist/PRWID	Wellington City RDA	Wellington City Highway 6 Ridge Road Redevelopment Project Base Year 2001 Budget calls for: \$200,000 for Sewer Engineering in years one and two. \$800,000 for Power Line Capacity Increase in years 3 through 15 Development incentives not defined; if there are any, the TEC will need to agree and amend the budget. For Ridge Road improvements; increment for sewer and power line capacity to increase. To attract industrial users to area.	Approved Over 100 Acres 16-May-02 Budget 22-Oct-02 Approved 6 to 0
TEC Mtg: 16-May-02 6:00 p.m.	Nick Tatten--Price City Community Dev. Director--Secretary						
Consult Time:	Delynn Fielding Carbon County Ec. Development Director (435) 636-3295 FAX: 636-3210 dfielding@co.carbon.ut.us	Mike Jensen (435) 637-1245		Carbon County Bill Krompel Robert Pero--Chairman Carbon School District David Armstrong Bill Jewkes--Vice-Chairman State Office of Education Lawrence R. Newton Other Taxing Entities David Anderson--Cons. Dist/PRWID	Carbon County RDA 120 East Main St Price, UT 84501	Carbon County Ridge Road Economic Development Project [CC1, 488.1 Acres] Base Year 2001; Base Value \$2,059,982 West of Wellington To attract industrial users to area; increment used for sewer and power line capacity increase; incentives and other infrastructure, in necessary	Approved Over 100 Acres 16-May-02 Budget 22-Oct-02 5 to 0 Project area has not resulted in development; no money spent to date (04/05).
TEC Mtg: 16-May-02 6:00 p.m.	Nick Tatten--Price City Community Dev. Director--Secretary						
Consult Time:	Delynn Fielding Carbon County Ec. Development Director (435) 636-3295 FAX: 636-3210 dfielding@co.carbon.ut.us	Mike Jensen (435) 637-1245		Carbon County Bill Krompel Robert Pero--Chairman Carbon School District David Armstrong Bill Jewkes--Vice-Chairman State Office of Education Lawrence R. Newton Other Taxing Entities David Anderson--Cons. Dist/PRWID	Carbon County RDA 120 East Main St Price, UT 84501	Carbon County Ridge Road Economic Development Project [CC2, 268.2 Acres] Base Year 2001; Base Value \$5,681,497 Budget calls for: \$200,000 for Sewer Engineering in years one and two. \$800,000 for Power Line Capacity Increase in years 3 through 15 Development incentives not defined; if there are any, the TEC will need to agree and amend the budget. East of Wellington To attract industrial users to area; increment used for sewer and power line capacity increase; incentives and other infrastructure, in necessary	Approved Over 100 Acres 16-May-02 TEC approved larger project area; budget must be approved to take tax increment.
TEC Mtg: 16-May-02 6:00 p.m.	Nick Tatten--Price City Community Dev. Director--Secretary						
Consult Time:	Alex Hallien, RDA Executive	Randy Feil 296-9898	Bonneville Research Bob Springmeyer	Draper City Ryan Davies, Chair/LaMont Smith, Alt.	Draper City RDA	East Bangerter Neighborhood Development Project Area (Blight-Based Redevelopment Project--91.84 Acres all Privately Owned)	7-May-02 Not Approved

Taxing Agency/Entity Committee	Redevelopment Agency	P
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Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
TEC Meeting 2-May-02 6:15 p.m.	Tom Christopoulos 546-8578	Gary Crane City Attorney 546-8500	Blight Study done by Seth Butterfield	Layton City: Mayor Jerry Stevenson Stephen Curtis--Chairman	Layton City RDA	South Main/South Fort Lane Redevelopment Project Blight-Based Redevelopment Project; Retaining right of eminent domain 143.36 Acres; Over 100-acre provision approved by TEC 2-May-02 Base Year 2001; 100% of increment for 25 years, School District increment ends after nine years.	Approved 5 to 3 14-May-02
TEC Meeting 14-May-02 5:00 p.m.	Seth Butterfield 479-8480		Diversified Technology Consultants	Davis County: Kent J. Sulser Mark Altom		Expect \$136 Million in private investment; will use 35% of tax increment to guarantee HUD and other loans (total of \$8,033,649). Total increment over 25 years: \$23,866,690 Of that amount \$4,773,330 for affordable housing--administered by Layton City Total of \$19,093,360 for Layton City infrastructure (sidewalks, storm drains, water lines, sanitary sewer lines, right-of-way for new I-15 interchange, streets/curb development, traffic control, street lighting, trees, trash receptacles, bus shelters, burying existing utilities, benches)	20-Nov-03
TEC Meeting 28-May-02 5:00 p.m.	LaNita Brown Secretary		The Hoyt Company	Davis County School District: Bruce Williams--Vice Chairman Bill Moore			9-Jun-04 Added 56.71 acres to project
			Sanders Herman Architects	State Office of Education: Lawrence R. Newton Other Taxing Agencies: John Davis--WBWCD			
Consult Time:	Richard McConkie Deputy RDA Director 629-8910	Randy Feil 296-9898	Richard Chong 364-1797 for Blight Study	Ogden City Stuart Reid, Chairman Ken Alford	Ogden City RDA	Ogden River Redevelopment Project Blight-Based Redevelopment Project; Retaining right of eminent domain; 52.12 Acres between Wall and Washington, and 20th and 18th Streets in Ogden. Base Year 2001; 71.46% of increment for 15 years; 28.54% pass-through to taxing entities. Base Year Taxable Value: \$10,272,959 Increment is capped at \$15 Million over the 15 years; of the \$15 M: \$11,250,000 for infrastructure, land acquisition, writedown, relocation, etc. (75%) \$3,000,000 for Affordable Housing--paid annually (20%) 750,000 for Administrative costs (5%) Total increment over 15 years (including pass-through) is \$20,991,224; of that \$5,991,224 (28.54%) to be passed-through to all taxing entities.	10-Jul-02 Approved 7 to 0
TEC Meeting	Matthew Godfrey Mayor--Exec Director	Buck Ford City Attorney	Jonnalynne Walker 483-6011 521-7724	Weber County Ron Kusina David Wilson Ogden City School District Eugene Hart, Vice Chairman Mike Ulrich State Office of Education Lawrence R. Newton Other Taxing Entities Lance Wood			
	Bill Wright Manager of Neighborhood Redevelopment						
	Secretary: Gloria Berrett Sally						
TEC Mtg 29-Oct-02	Chris Zimmerman 774-1023 Cell: 940-7294	Andy Blackburn City Attorney	Randy Sant 621-8300	Roy City: Chris Davis, City Manager--Chairman Chris Zimmerman, Community Development Director	Roy City RDA	1900 West Redevelopment Project Area Base Year 2002 = \$6,819,996 100% of Tax Increment for 12 years; less than \$100,000 per year: no housing funds Total amount of tax increment over 12 year period is \$740,741; is requesting \$1 Million Budget estimate: Administration: 5%--\$50,000 Walgreen Incentive: 5%--\$50,000 Downtown Beautification: 50%--\$500,000 Revolving Loan: 30%--\$300,000 Demolition: %10--\$100,000 No flow-through to taxing entities For downtown revitalization plus Walgreen location; 5% of increment for Walgreen's as incentive; remainder for demolition, infrastructure and revolving loans.	Approved 29-Oct-02 8 to 0
	Cathy Spencer, Roy Management Services Director Secretary		Leonard Grossli, Consultants on beautification	Weber County: Ron Kusina, County Economic Development Director David Wilson, Deputy County Attorney Weber County School District: Robert Petersen, Business Official--Vice Chairman Judie Hancock, Board Member State Office of Education: Larry Newton--School Finance Director Other Taxing Agencies: Roy Watts, Roy Water Conservancy District			
Consult Time: 27-Jan-03	Dix McMullin Mayor 254-3742 Keith Snarr 254-3742	Randy Feil 296-9898	Bonneville Research Bob Springmeyer 364-5300	South Jordan City Bradley G. Marlor Stanley Wells--Chairman Salt Lake County Michael T. Dolan--Vice Chair Alan R. Dayton	South Jordan City RDA	Towne Center Redevelopment Project Blight-Based Redevelopment Project; 80.67 Acres 100% of Tax Increment for 15 years; Base Year is 2002 @ \$8,522,717 Total projected Tax Increment is: \$8,355,156; capped at \$4,727,197 to RDA and Housing Increment for infrastructure, land acquisition, writedown and other: \$3,544,647 Increment for Housing (20% per year): \$946,039 Increment for Administration (5%): \$236,510 Amount to flow-through to taxing entities starting in year 10: \$3,627,959 (30%) South Jordan City agreed to waive impact fees, storm drain fees and street light fees during the life of this Project if Jordan School District would conserve use of irrigation water at schools. To create town center with retail and housing on site of troubled mall; increment for land acquisition land write-downs, and infrastructure.	Approved 5-Feb-03 7 to 1
Public Hearing: 17-Dec-02 18-Feb-03 7:00 p.m.	Gart Chandler Ricky A. Horst Executive Dir. 254-3742 Keith Morey		William Kent Money RDA Chairperson	Jordan School District Burke Jolley Lynette Phillips State Office of Education Lawrence R. Newton Other Taxing Agencies Craig White			
TEC: 5-Feb-03	Project Director Secretary: Mary Ann Dean						

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
Public Hearing 14-Sep-99 7-Dec-99 Budget Hearing 19-Oct-99 Consult Time 16-Apr-03 1:00 p.m. Public Hearing; Adopted by Council 29-Apr-03	Lorie Buck 629-8910 Glen V. Holley 629-8949 Richard McConkie, Deputy Director 629-8910 Mary Hall, Chairman	Randy Feil 296-9898 Buck Ford City Attorney	A/P and Assoc. for Blight Study Aug, 1999 Jonnalynne Walker 483-6011 521-7724	Ogden City Stuart Reid, Chairman Ken Alford Weber County Ron Kusina David Wilson Ogden City School District Eugene Hart, Vice Chairman Mike Ulrich State Office of Education Lawrence R. Newton Other Taxing Entities Lance Wood	Ogden City RDA	American Can Redevelopment Project Original RDA plan was dated 18-Oct-1999; Adopted 7-Dec-1999; Base Year 1999 Plan approved by Planning Commission 1-Dec-99 Amended Plan 17 March 2003 Approximately 42.32 Acres Findings of blight were made, August 1999; Retail sales primary objective of Project Block 53 (between 20th and 21st Streets and Grant Avenue and Washington Blvd.) Block 47 (between 21st and 22nd Streets and Grant and Lincoln Avenues) Block 37 (Between 22nd and 23rd Streets and Wall and Lincoln Avenues) Block 7 (Bordered by 20th and 21st Streets between Grant and Lincoln Avenues) Total of 62 parcels 100% of Increment to RDA for 15 years; total of \$12,544,490 Increment to RDA (infrastructure, land acquisition, etc.): \$9,408,368 (75%) Increment to RDA for Administration: \$627,225 (5%) Increment to Affordable Housing Trust Fund: \$2,508,898 (20% annually from year one) Eminent domain allowed and planned No flow-through to Taxing Entities	Approved and Adopted by Ogden City as Ordinance No. 99-44 on 7-Dec-99 (TAC Approval not required; original plan approved during time when TAC vote not required if 20% of TIF goes to Housing)
Public Hearing 14-May-03 7:00 p.m. TEC Meeting 5-Aug-03 4:00 p.m.	Greg Pierson Elwood Town RDA Chairman Tina Barker, Secretary Elwood Town Clerk (435) 257-5518	Scott Ellsworth Direct: 933-2329 Smith & Hartvigsen 413-1600 FAX: 413-1620 Cell: 661-1026 Vaughn R. Pickell	Garth Day (Completed blight study)	Elwood Town Greg Iverson, Mayor Steve Schneringer, Town Council Box Elder County Garth Day, TEC Chairman Clark Davis Box Elder School District Martel Menlove, Superintendent Ron Frandsen, TEC Vice-Chair State Office of Education Lawrence R. Newton Other Taxing Entities Clinton Burt	Elwood Town RDA	Blight-Based Elwood Town Redevelopment Project Base Tax Year is 2002 with value of \$1,636,520 Approximately 79.215 acres Findings of blight 100% of tax increment for 12 years; expect increment to be approximately \$8,868 per year. Total dollar cap for project is \$102,425; of that costs are expected to be: Infrastructure improvements and demolition: \$46,091 Administration: \$15,364 Incentives to developers: 40,970 No expenditures allowed by RDA for incentives unless TEC approves the expenditures No expenditures for Olene Walker Affordable Housing because increment is under \$100,000 per year. To attract community retail to serve town (no luck as of Feb 2005); increment for infrastructure, parking structure, historic building renovation and land acquisition.	5-Aug-03 Approved 5 to 3
Public Hearings TEC Meeting 5-Aug-03 2:30 p.m. 23-Sep-03 2:30 p.m. (Postponed)	Royal Norman County Comm. Chairman	J. Craig Smith Direct: 933-2329 Smith & Hartvigsen 413-1600 FAX: 413-1620 Cell: 661-1026 Vaughn R. Pickell	Randy Sant 621-8300	Box Elder County: Garth Day, County Planner Clark Davis, TEC Chair Box Elder School District: Martel Menlove, Superintendent Ron Frandsen, Bus Official, TEC V-Chair State Office of Education: Larry Newton, Cathy Dudley, Alt. Other Taxing Entities Clinton Burt	Box Elder County RDA	Corinne Agri-business Economic Development Project contains approximately 109.9 acres. The proposed project envisions the creation of a commercial/industrial park, catering to the establishment of agriculturally oriented business. The Agency will acquire real property, demolish or remove buildings and improvements, install construction or reconstruction of streets, utilities, and other public improvements, dispose of property acquired by the agency, provide appropriate assistance for the development of land by private enterprise and public agencies for uses in accordance with the plan. 20% will be allocated for affordable housing, 3% towards administration, and the rest of the tax increment going to project infrastructure and land purchase.	11-Oct-06 Approved 6 to 0
Notice to form TEC: 20-May-03 Information Meeting: 9-Sep-03 1:30 p.m. TEC Mtg 11-Sep-03	(425) 884-3411 429 E. Main St Grantsville, UT Secretary: Wendy Palmer City Recorder	Randy Feil 296-9898 FAX: 296-9891 3748 Bountiful Blvd Bountiful, UT 84010 Tom Berggren Attorney	Jonnalynne Walker 483-6011 521-7724	Grantsville City Justin Linares Craig Anderson Tooele County: Michael Jensen Matthew Lawrence Tooele School District: Bill Sampson/Larry Shumway, Alt. Gary Gowans	Grantsville City RDA	West Bench Economic Development Project Wal-Mart 1.2 Million sq ft Distribution Center 7 year term expected Base Year is 2002; base year value is \$183,980 Have obtained waiver from Olene Walker Affordable Housing Board; will not collect 20% \$5,206,944 for incentive to offset infrastructure (drainage) extraordinary costs \$274,099 for RDA Admin Costs Total: \$5,481,043	11-Sep-03 Approved 6 to 2

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
7:00 p.m. Publ Hearing 24-Sep-03 7:00 p.m.		Representing Wal-Mart 521-3200		State Office of Education: Larry Newton Other Taxing Entities: Doyle Garrard		Wal-Mart will loan funds to Grantsville at 5% annually to do this project. Expect 600 new local jobs @ about \$10 per hour; mostly second incomes for locals For new Wal-Mart distribution center with 600 new jobs; increment for infrastructure	
Public Hearing 22-Jul-03	Wayne Harper 569-5100 FAX: 565-8978 Cell: 597-5420	Randy Feil 296-9898 FAX: 296-98/91 3748 Bountiful Blvd Bountiful, UT 84010	Bonneville Research Bob Springmeyer 364-5300 FAX: 521-8360 175 West 200 South Suite 2012 SLC, UT 84101 (Blight Study and Budget)	West Jordan City: Natalie Argyle, Vice Chair Carolyn Nelson Salt Lake County: John Rosenthal Darrin Casper/Mike Dolan, Alt Jordan School District: Lynette Phillips/Ellen Wallace, Alt. D. Burke Jolley, Alt for Lynn Davidson State Board of Education: Larry Newton--Chairman Other Taxing Entities: Neil Cox, Jordan Valley Water	West Jordan City RDA	Briarwood Redevelopment (Blight-Based) Project 99.62 acres--88.49 acres is privately-owned 100% for 15 years--expect to term to be about 5 to 6 years. Project area is mixed commercial, industrial, office and high-density residential Base Year is 2002 with value of \$28,568,230 Total tax increment expected over 15 years is \$21,854,005 of the above amount, \$7,754,873 will be passed through to taxing entities (25% pass-thru) The amount of tax increment expected to be used to implement this RDA project Plan is \$14,099,171 Included in the above number: \$10,573,340 is for development and relocation costs, public and infrastructure improvements; \$2,819,830 for Affordable Housing (20%); \$704,961 (5%) for administration costs. Tax increment revenue bonds may or may not be used.	15-Sep-03 Approved 6 to 2
TEC Mtg 5-Aug-03 10:00 a.m.	Dana Pollard, Sec City Recorder 622-8522	Scott Ellsworth Direct: 933-2329 Smith and Hartvigsen 413-1600 FAX: 413-1620 Cell: 661-1026 Vaughn R. Pickell	Randy Sant 621-8300 Blight Study by A/P Associates SLC, UT Joe Olsen, Weber County Assessors Office	South Ogden City: Scott Derrington, City Mgr, TEC V-Chair Ken Jones, City Council Weber County: Ron Kusina Dave Wilson Weber County School District: Robert Petersen, Bus Official Judy Hancock, Board Member State Office of Education: Larry Newton--TEC Chair Other Taxing Entities Lance Wood	South Ogden City RDA	Northwest Area Redevelopment Project Blight-Based Redevelopment Project Entire project is approximately 76 acres; only taking increment on 13.7 acres (COSTCO). RDA will request waiver of Olene Walker Housing funds; if not successful, reduce increment to \$99,999 per year; pass the rest on to taxing entities. Cap total increment at \$1,092,440 (costs of environmental cleanup of COSTCO real estate). Apply 100% of increment available towards payment to COSTCO for environmental clean up, reduce admin costs to 5%, thereby reducing term of project to approximately 9.5 years--could be as short as 7 years. City may need to use some point of sale sales tax to augment developer participation fee. For new Costco; increment for unusual site work and environmental clean-up	5-Aug-03 Approved 7 to 0
TEC Mtg: 30-Oct-03 5-Feb-04 4-Mar-04	JoAnn B. Seghini Mayor Christine Richman Dir of Community Dev	Jody K. Burnett Williams & Hunt 521-5678	Karen Wikstrom (Wikstrom Assoc) 521-7724	Midvale City: Lee King, Vice-Chair (City Administrator) Christine Richman (Dir of Ec Dev) Salt Lake County: DeeDee Darby Duffin Darrin Casper/Mike Dolan, Alt Jordan School District: Burke Jolley/Ellen Wallace, Alt Lynette Phillips State Office of Education: Larry Newton Other Taxing Entities Neil Cox, Jordan Valley Water	Midvale City RDA	Bingham Junction Project Area Blight Based Redevelopment Project (Blight Survey Completed May 2003) Bounded by Midvale City on the North and South, the Jordan River on the West and 700West/Holden Street on the East. Blight Survey Area contains two superfund sites that contain about 20% of the total land in Midvale City. The agency may collect 80% of the annual tax increment for a period of 25 years. The base year taxable value amount is estimated to be \$3,886,079. Jordan Bluffs Redevelopment Area This project has been listed on the National Priority List of the U.S. Environmental Protection Agency. The property has been abandoned for more than 25 years. There will be extraordinary costs associated with developing this property. The base year taxable value amount is estimated to be \$1,626,795. The Plan will require 100% of the tax increment over 25 years. However, the agency will rebate to each taxing entity 20% of the increment.	Pending 4-Mar-04 5-Aug-04 12-Aug-04 Resolution Approved 8 to 0
Consult Time: 21-Jul-03 9:00 to 4:00 Public Hearing 26-Aug-03 7:30 p.m.	Nevin Limberg Executive Director (435) 716-9015 Jay Nielsen Community and Ec Development Secretary: Teri Routeledge Jennie Parrish	Randy Feil 296-9898 FAX: 296-98/91 3748 Bountiful Blvd Bountiful, UT 84010	Jonnalynne Walker 483-6011 521-7724 926 East Raymond Fruit Heights, UT 84037	Logan City Doug Thompson--Chairperson Jay Nielson/Alan Allred, Alt Cache County Tamara Stones/H. Craig Petersen, Alt Lynn Lemon Logan City School District Fred Duersch Paul Jensen/Supt Richard Jensen, Alt. State Office of Education	Logan City RDA	600 West Economic Development Project (Non-Blight-Based Redevelopment Project; about 93 acres) Base Year 2002; base value: \$21,312,483 This project budget is PERCENT-BASED and not DOLLAR-BASED 100% for 12 years; total increment expected to be: \$3,425,059 (100%) To EDA for infrastructure improvements: \$2,568,794 (75%) To Affordable Housing (20% per year, from year one): \$685,012 (20%) To Administration: \$171,253 (5%) Expansion of Schreiber Foods over two years: 35,000 sq ft buildng; also purchase adjacent building and add improvements; plus expand adjacent business park (Cache	22-Sep-03 Approved 6 to 1

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
TEC: 22-Sep-03 10:00 a.m.	716-9008 Douglas Thompson RDA CAO			Lawrence R. Newton Other Taxing Entities None		Meadows Business Plaza) with speculation buildings and infrastructure. Potential developers: Schreiber Foods, Glen Thompson, Lundahl family, Logan Coach For business park development; increment for infrastructure and land acquisition	
TEC: 29-Jan-04 3:00 p.m.	Nick Tatton Executive Director Price City			Price City Taxing Entity Committee Price City: Joe Piccolo Pat Larsen	Price City RDA	Downtown Price Redevelopment Agency This meeting was called to extend the development from May 28, 2005, until May, 2010.	1/29/2004 Failed: 5 Against 2 For
Price City Hall TEC: 25-Aug-04 2:00 p.m.	Redevelopment Agy.			Carbon County: Robert Pero, Chairman Bill Krompel Carbon County School District: Bill Jewkes David Armstrong State Office of Education: Cathy Dudley Other Taxing Entities Dave Anderson, Carbon Water Conservancy		Another meeting was called for on August 25, 2004 to consider a resolution to authorize a time extension and potential funding partners for the Downtown Redevelopment Project Area. A letter to the Attorney General (Mark Shurtleff) was sent on September 7, 2004	
Public Hearing 2-Mar-04 7:00 p.m. 20-Apr-04 7:00 p.m. Asked for TEC Reps. 16-Apr-04 City Adopted Draft Plan 20-Apr-04	Ricky Horst, City Mgr Doug Mildrem 513-1600 Secretary: Mary Ann Dean South Jordan City	Craig Smith Scott Ellsworth Brian Hawn Smith Hartvigsen 215 S. State Suite 650 Salt Lake City 413-1600 Fax: 413-1620	Bob Springmeyer Bonneville Research 175 W 200 S, SLC Suite 2012 364-5300	South Jordan City Taxing Entity Committee South Jordan City: Bradley Marlor--Chair Mary Wenner--Vice Chair Salt Lake County: Kara Trevino Michael Jensen Jordan School District: Burke Jolley Ellen Wallace State Office of Education: Lawrence R. Newton Cathy Dudley, alternate Other Taxing Entities Neil Cox, Jordan Valley Water	South Jordan City	South Bangerter Redevelopment Project Area (Blight-based Redevelopment Project - 98.83 acres) Base Year 2003--value \$6,043,170; total property taxes \$90,327 Total estimated increment to be collected will be \$21,619,317 Fifteen year dollar-fixed term; increment stops when RDA receives \$10,809,658 Increment distributed as follows: \$10,809,658 (50%) to RDA for infrastructure \$540,483 (2.5%) for Infrastructure Improvements Contingency \$540,483 (2.5%) for RDA Administration \$4,323,863 (20%) for Affordable Housing \$5,404,483 (25%) Paid to Jordan School District for Project Mitigation Impacts For retail development; increment for infrastructure	10-Sep-04 Approved: 8 to 0
Public Hearing 11-Oct-05 6:00 p.m.	Nevin Limburg City Administrator 782-8529 Ron Kusina Weber Ec Dev Corp Laurie Hansen City Recorder--RDA Secretary 782-8529	Smith Hartvigsen 215 S. State Suite 650 Salt Lake City 413-1600 Fax: 413-1620 Craig Smith	Jonnalynne Walker 483-6011 521-7724 926 East Raymond Fruit Heights, UT 84037	Pleasant View City Redevelopment Agency Pleasant View City: James Fisher--Chairman Gordon Flinders Weber County: Doug Larsen Dan Olsen Weber County School District: Robert Petersen--Vice Chairman Brent Richardson State Office of Education: Lawrence R. Newton Cathy Dudley, alternate Other Taxing Entities John Davis--Central Weber Sewer	Pleasant View City	Pleasant View Business Park Economic Development Project Base Year 2004; 637 Acres of primarily vacant land Base year value: \$20,591,708; base year taxes: \$275,135 12-year term; will trigger increment between 2008 and 2012 Expenditures to Project Administration: \$910,000 (3%) Affordable Housing: \$6,067,057 (20%) Project Area Expenditures: \$23,358,171 (77%) Total expenditures: \$30,335,287 Ten percent will flow through to taxing entities: \$3,739,362 The general plan contemplates commercial, light industrial and high-density residential uses. No specific projects have been either proposed or accepted for the Project Area; no private developers have been identified. The redevelopment agency may offer incentives to participants.	30-Sep-05 Approved 8 to 0
Consult Time:	Glen Vernon Former Executive Dir.	Randy Feil 296-9898	Jonnalynne Walker 483-6011	Fairview City Allan P. Hall--Chairperson	Fairview City RDA	Downtown Redevelopment Project, 96.19 Acres Base Year: 2003; Base Value: \$6,353,652; Base Property Taxes: \$60,550	29-Mar-04 11:30 a.m.

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
30-Mar-04 10:00 a.m.	(435) 427-3858 FAX: 427-3275 (Did blight study) Harvey E. "Don" Worley, Mayor (435) 427-3858 Nancy Woodside City Administrator (435) 427-3858 Harvey Worley RDA Chairman	FAX: 296-98/91 3748 Bountiful Blvd Bountiful, UT 84010	521-7724 926 East Raymond Fruit Heights, UT 84037	Kathy Nelson Sanpete County Earl D. Clark (County Treasurer) Kenneth Bench (County Assessor) North Sanpete School District Larry Seely (Board Member) Darin Johansen (Business Official)--V Chair State Office of Education Lawrence R. Newton Other Taxing Entities David Cox (Central Utah Water Conservative District)		Fairview City had proposed to offset any tax increment paid to the RDA that would have otherwise gone to the North Sanpete School District with a dollar-for-dollar credit to be applied to the City utilities provided to the Fairview Elementary School; not discussed 3/29. The RDA plans to offer incentives for retail or commercial entities to come to Fairview 100% Tax Increment for 15 Years; limit increment to no more than \$100,000 per year; Total Increment: \$1,500,000; \$1,425,000 for Infrastructure (water, sewer, power, street) 5% for Administration = \$75,000 RDA may begin increment as late as 2012 to ensure at least \$100,000 the first year. Plan calls for a new grocery store, restaurant, drug store, car wash, lodge, and bed & breakfast. Total estimated investment: \$35,638,244 For retail including grocery store, restaurant, drug store, car wash, lodge and bed & breakfast	7-Apr-04 4:00 p.m. Approved: 6 to 2
Pubic Hearing: 1-Jun-04 6:30 p.m.	Mike Winder Business Manager 963-3525 Brent Garlick RDA Project Manager 963-3473 John Patterson CEO Bob Buchanan Executive Director 963-3321 Secretary: Doris Larsen	Randy Feil 296-9898	Bonneville Research Bob Springmeyer 364-5300	West Valley City: Steve Vincent Russ Brooks Salt Lake County County: Alan Dayton Michael Jensen Granite School District Dave Garrett (voted for Lynne Davidson) Keith Bradshaw State Board of Ed: Cathy Dudley Other Taxing Entities Neil Cox	West Valley City RDA	City Center Redevelopment Project Area 105.5 acres The existing land uses consists of: commercial (60%); office (3%); single family residential (5%); multi-family residential (14%); and public/quasi-public (18%). The governing board of the Agency and the legislative body of the City have found that the area within the boundaries of the Project Area is a blighted area. This is a percentage-based budget with no cap, with 10% going to administration, 20% to the Olene Walker Housing Trust fund, and 70% going to the development of this project. The total base year tax valuation for 2003 is \$67,185,390. It is anticipated that the total increments will be approximately \$22,310,075 with 10% going to administration, 70% to the agency, and 20% to housing. Anticipated expenditures will be \$8 million for infrastructure improvements, \$1.9 million for landscaping and public space improvements, \$7.5 million for land acquisition, \$1.5 million for building improvements, and \$2.3 million for indirect development costs. Granite District will move Granger Elementary for a Costco.	Resolution Passed 5 - Yes 3 - No TEC 5-Aug-04 2 p.m. Includes Granite school district participation to move elementary school. Amended Project Approved 2-Oct-07
Public Hearing: 22-Jun-04 5 p.m. Ogden City	Richard McConkie 801.629.8910 Matthew Godfrey RDA Exexecutive Director		Richard Chong 364-1797 for Blight Study 8-Mar-04	Ogden City No TEC formed due to no tax increment	Ogden City RDA	Ogden City Redevelopment Agency 21st - 22nd Street Redevelopment Project No tax increment contemplated Blight-Based Project--Plan dated 27-Apr-2004 Wal-Mart is major retailer which has expressed interest Blight has been determined; 15.13 acres within the project	No TEC Formed
Public Hearing: 13-Apr-04 5 p.m.	Stuart Reid Director, Comm & Ec Development Richard McConkie Deputy Ec Dir. 629-8910			State Office of Education Lawrence R. Newton/Cathy Dudley Other Taxing Entities			
Public Hearing: 17-Feb-04 8:30 PM	Carl Martin Mayor Secretary: Beverly Haslam	Craig Smith Smith Hartvigsen (801) 413-1600 FAX 413-1620	Randy Sant 621-8300 Gary Jones: Blight Study Developer: Johansen-Thakery Commercial Real Estate Services John R. Thakery 1165 E Wilmington Ave Suite 275	West Bountiful Commons RDA West Bountiful City: Carl Martin--Chairman Wendell Wild/Bonnie Sorenson, Alt Davis School District: Bruce Williams--Vice Chairman William P. Moore/Walt Bain, Alt Davis County Commission Mark Altom--Co. Treasurer Wilf Sommerkorn--Co Ec Dev Director State Office of Education Lawrence R. Newton/Cathy Dudley, Alt Other Taxing Entities--Weber Basin Wate	West Bountiful RDA	The West Bountiful Commons Blight-Based Redevelopment Project Area comprises roughly 35.8 acres, including both private and public properties. Forty-five of the 56 parcels in the Project Area meet or exceed blight conditions. The increment will be divided as follows: 50% to the RDA--\$6,000,000 (2.5% for administration--\$300,000) 20% to be used for housing--waiver not requested; did not meet criteria Retail developer subsidy. The agency plans up to 25 years of tax increment. Total Property Tax Increment: \$12,000,000 The city is pledging sales tax increment in addition to property tax increment. Will use sales tax prior to any property tax increment to meet yearly budget goals. Total Sales Tax allocation: \$6,699,000 Total Reimbursement to developer: \$12,000,000 (\$10 Million + \$2 M Incentive bonus) Three Phases: Phase I includes 135,000 sq ft COSTCO; expect 4 to 5 restaurants, 3 mid-	TEC: 8-Jul-04 12:00 p.m. Conditionally Approved: 6 to 2 On condition: --Get Affordable Housing Waiver --Reduce Admin costs in budget Final Approval: 2-Sep-04

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
			SLC, UT 84106	John Davis		box retail stores, plus 105,166 sq ft of other new retail space.	
Public Hearing: 10-Aug-04 7:30 p.m.	Michael Moyes City Administrator (801) 825-1477 FAX: (801) 825-3001	Garth Day Carla Wiese Day and Associates 941-0269 FAX: (801) 479-0964	Blight Study Bonneville Research Bob Springmeyer 364-5300	Syracuse City Fred Pancucci, Mayor--Chairman J. Michael Moyes, City Administrator	Syracuse City RDA	Syracuse Redevelopment Project Area consists of 24 parcels comprising approximately 59 acres of private real property, and is located at approximately 1500 South through 1700 South between 600 West and 1100 West.	TEC: 23-Sep-04 No Vote Taken
TEC: 23-Sep-2004 9:00 a.m.		Rich Jones City Attorney		Davis County Mark Altom, County Treasurer Wilf Sommerkorn/Kent Sulser, Economic Development		Fifteen year Redevelopment Project; total increment \$1,212,550; less than \$100,000 per year. Base Year is 2004; first year of increment is 2005.	21-Oct-2004 Approved: 7 to 1
TEC: 21-Oct-2004 2:00 p.m.				Davis School District Bruce Williams, Business Admin, V-Chair Walt Bain, School Board Member State Office of Education Lawrence R. Newton/Cathy Dudley Other Taxing Agencies Tage Flint, Weber Basin Water District		Project expenditures include: \$110,000 for replacing water and sewer lines on 725 West and construction of street at 725 West; \$125,000 to relocate buildings; \$964,622 to build land drain, construct storm drains at 1700 S and 1000 South, as well as make road improvements at 1000 West. Administrative costs are 1% or \$12,928; no Affordable Housing component. To encourage retail development; increment for water and sewerlines, building relocation, storm drain, road.	
TEC: 25-Aug-04 5:00 p.m.	Max Forbush Executive Director			Farmington City	Farmington EDA	The Redevelopment Agency of Farmington City is considering the creation of an "Economic Development Project Area" north of Clark Lane, west of I-15, and east of the new Park Lane freeway ramp. This particular area is the proposed site for a UTA commuter rail station. The developer of this area is proposing a Transit-Oriented Development at the site.	Abandoned and is now an RDA project
				Davis County			
				Davis School District			
				State Office of Education			
				Other Taxing Agencies			
TEC: 18-Aug-04 5:00 p.m.	Gary Hill Executive Director			Park City Jim Heir, Councilman PCMC Tom Bakally, City Manager PCMC Summit County Blake Frazier, Auditor Dave Thoms, Attorney's Office Park City School District Dave Adamson Von Hortin State Office of Education Lawrence R. Newton/Cathy Dudley Other Taxing Entities Kelly Gee, Fire Service District	Park City RDA	The Park City RDA Extension--Main Street Project Area was created in 1978. In 1986, the RDA project had been amended to extend the sunset date through 2005 and introduced the requirement that the RDA would repay a portion of the school district's capital outlay, debt service, and voted leeway levies. The RDA project was amended a second time in 1992. This amendment increased the total amount of increment that could be collected by \$300,000 to \$1.3 million. To mitigate the increased cap, the RDA agreed to make an additional annual payment of \$80,000 to the school district. The project was amended a third time on August 17, 2004, to change the sunset date to 2021 and formalized that the minimum amount the RDA may collect (after the school mitigation payment) is \$920,000. This extension hopefully will generate approximately \$8.5 million which will be used to fund three specific economic development projects: construction of a Town Plaza, expansion of the Main Street Parking Structure, and renovation of Prospect Avenue.	18-Aug-04 Approved 7 to 1
Public Hearing: 31-Aug-04 7:00 p.m.	Community Development Director: Jay Nielson	Randy Feil 296-9898 FAX: 296-98/91 3748 Bountiful Blvd Bountiful, UT 84010	Jonnalynne Walker 483-6011 521-7724 926 East Raymond Fruit Heights, UT 84037	Logan City Mayor Douglas Thompson--Chair Jay Nielson Cache County Lynn Lemon Tamra Stones School Districts Dale Hansen--Cache School District Paul Jensen--Logan School District State Office of Education Lawrence R. Newton/Cathy Dudley Other Taxing Entities	Logan City RDA	The Logan City RDA for the existing South Main Redevelopment Project Area proposes an amendment and expansion of this project from an existing 90 acres to 201 acres. This blight-based RDA project was formed in 1991; the tax increment ends in 2022; the RDA Agency is now receiving 80% or increment, 20% is flowing to taxing entities. The proposal is to add the additional acreage (on the east side of State Street in Logan) with the same haircut as the present project and with a base year of 2004 so that 20% of the increment on the new project area flows to taxing entities and the new and the old acreage project ends in 2022. The new parcels have a present value of about \$18.35 Million. The entire project is for infrastructure improvements for office/commercial, retail and residential property. The present amount of increment is about \$200,000 annually. Part of the project is in Logan School District; part of the project is in Cache School District	15-Feb-05 No Vote Taken 25-Feb-05 Cancelled 18-Mar-05 9:00 a.m. Approved 6 to 1

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
None							
Public Hearing 09-Nov-04 5:00 p.m.	Keith Snarr Director	Jody K. Burnett Williams & Hunt 521-5678	Alice Steiner Transit Consultant	Murray City Jim Brass, City Council--Chairman Jeff Dredge, City Council	Murray City RDA	Murray City Redevelopment project: "Fireclay Survey Area" - north of 4500 South State Street extending westward to Union Pacific Railroad line (approximately 200 West) 97-acres Base Year of 2004; 100% going to RDA; 20-Year RDA with a cap of \$38,993,400 total increment.	12-Apr-05 No vote taken
	Carol Heales City Recorder 264-2660	Frank Nakamura Murray City Attorney	Karen Wikstrom (Wikstrom Assoc) RDA Plan 521-7724	Salt Lake County Holly Robb, SLC Mayor's Office Darrin Casper, SLC Council's Office Murray School District G. Loyd Naylor		Increment to be used for: Project improvements: infrastructure in and out of project; financing, etc. \$24,565,842 Housing (RDA board may ask for up to 80% waiver on this number): 7,798,680 Administrative Costs: 1,949,670 Mitigation payments to Murray School District to hold voted leeway harmless: 4,679,208 Total: \$38,993,400	10-May-05 Vote on Blight Study Only Approved 5 to 0
	Josh Yost Secretary for the TEC		Jan Stuefil Landscape Architect	Timothy Leffel, Buss Official--V Chair State Office of Education Lawrence R. Newton/Cathy Dudley		Project will provide some infrastructure to a potential Stadium that may be located in Murray City.	16-Aug-05 Approved 6 to 1
	Mike Wagstaff Mayor's Office		Jonnalynne Walker 483-6011 521-7724	Other Taxing Entities Dan Barr, City Library and CUP			27-Sep-05 2nd Budget Approval 6 to 1
	Shannon Hufjacob City Council Exec Dir		926 East Raymond Fruit Heights, UT 84037				
	Daniel C. Snarr Chief Exec Officer		Richard Chong 364-1797				
	Don Whetzel Finance Director		for Blight Study Oct-04				
Initial Meeting 9/17/2004	Dave Oka Executive Director 535-7240 Valda Tarbet Deputy Director 535-7241			Salt Lake City: Eric Jergensen, Chairman Jill Remington-Love Salt Lake County: Darrin Casper Mike Reed Salt Lake School District: John DeJong, Vice-Chairman Kent Stephens State Board of Education Larry Newton Other Taxing Entities Enid Green, Central Utah Water	Salt Lake City RDA	Extension of Salt Lake City Central Business District (CBD) from 2015 to 2040 Beginning in 2005 through 2040 the Agency requests 100% of tax increment from the collection area of the CBD Project. Beginning in 2005 through 2007, the Agency retains 60% of the tax increment as the "regular increment", and from the remaining tax increment (the Statutory Allocation Reduction Revenues [SARS] of 17B-4-1003(3)), the Agency pays debt service and costs for bonds payable from the SARS and the Agency distributes the balance of the SARS plus \$2 Million annually from Regular Tax Increment to all taxing entities, based on their proportional share of the certified tax rate, excluding judgment levies. Beginning with 2008 through 2014, the Agency pays debt service and costs for the Agency's bonds payable from the SARS revenues and the Agency will retain 40% of the balance and distribute 60% to the taxing entities, based on their proportional share of the certified tax rate, excluding judgment levies. Beginning in 2015 through 2040 the Agency retains 40% of the tax increment and distributes 60% to the taxing entities, based on their proportional share of the certified tax rate, excluding judgment levies. If during the period after 2015, there is not an average annual growth rate in taxable value within the collection area of the project of at least 175% of Salt Lake City's overall average taxable value growth rate, then in 2025 either the Agency or a majority of the TEC will call a TEC meeting within 90 days of the request to consider the redistribution of tax increment to the taxing entities.	12-Oct-04 Approved 7 to 1 60% of tax increment goes to taxing entities after bonds are paid
Pubic Hearing 12-Apr-05 5:00 p.m. City Council Chambers	RDA Executive Director Randy Fitts 272-9450 Secretary: Stephanie Carlson Holladay City	Randy Feil 296-9898 FAX: 296-98/91 3748 Bountiful Blvd Bountiful, UT 84010	Benefit Analysis Study Bonneville Research Bob Springmeyer 364-5300	Holladay City Steven Peterson, City Cncl--Chairman Grant Orton, City Council Salt Lake County: Holly Robb--County Mayor Darrin Casper--County Council Granite School District: Keith Bradshaw, Granite Staff Hank Bertoch, Granite Board--V-Chair State Board of Education:	Holladay City RDA	Olympus Economic Development Project Area (EDA)--Dated 1-Mar-2005 54.129 Acres; Fifteen year EDA; Base Year is 2004; total Increment: \$20,222,437--\$6,554,180 pass-through to Taxing Entities. Total to RDA: \$13,668,254; 5% for Admin: \$683,413; 20% Affordable Housing: \$2,733,651; 75% to RDA for extraordinary expenses: \$10,251,191 When the RDA receives \$697,860, RDA will not receive increment attributable to Granite SD, excluding the Basic Rate. The cost to the Basic Rate for the 15-year increment is \$2,286,266. Located in southeast portion of Holladay, bewteen I-215 and 6200 South near Wasatch Blvd. Base Year Value: \$9,264,230; expect property tax to go from \$120,452 to \$1,806,779 by 2020 Millrock Park Associates anticipated building four large A+ office space buildings: Building 1--Occupancy Date: Fall 2005; Cost: \$12.75 Million Rentable SF: 70,739 3.2 floors	7-Apr-05 No Vote Taken 11-Apr-05 Approved 7 to 1

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
				Larry Newton/Cathy Dudley, Alt Other Taxing Entities Neil Cox		Building 2--Occupancy Date: Spring 2007 Cost: \$27.56 Million Rentable SF: 144,862 5 floors Building 3--Occupancy Date: Winter 2008 Cost: \$23.515 Million Rentable SF: 115,513 4 floors Building 4--Occupancy Date: Winter 2010 Cost: \$30.038 Million Rentable SF: 134,143 4 floors Existing land is: Vacant industrial and Vacant open space; the vacant industrial land is to be used for commercial office buildings; the vacant open space is to be developed as a park.	
Pubic Hearing 19-Jul-05 6:00 p.m.	Paul Coattes 569-5122 FAX: 569-5039 Tom Burdett 569-5061 Gary Luebbers City Manager 569-5100 Jeff Crook KraftMaid Representative	Randy Feil 296-9898 FAX: 296-98/91 3748 Bountiful Blvd Bountiful, UT 84010 Richard Scott--Bond Council, Chapman&Cutler John Crandall, Advisor George K. Baum	Bob Springmeyer (benefit analysis and budget) Jeff Edwards, CEO Ec Dev Corp, Utah	West Jordan City Rob Bennett Kathy Hilton Salt Lake County: Holly Robb--County Mayor's Office Darrin Casper--County Council Office Jordan and Granite School Districts Burke Jolley Lynette Phillips--Vice Chair State Board of Education: Larry Newton--Chair/Cathy Dudley, Alt Other Taxing Entities Neil Cox	West Jordan City EDA	Bingham Business Park No. 2 Economic Development Project KraftMaid Cabinetry, Inc. is new business to Utah Base Year Value: \$3,330; base year property taxes on 76.1 acres of land: \$53 100% of increment up to \$19,791,167 for up to 17 years (2007 to 2023) No allocation for ongoing Administration funds; all start up costs within bond development costs. Original land is vacant industrial and vacant agricultural land. No eminent domain. Expect KraftMaid to build up to 600,000 sq ft new manufacturing facility; up to 1,300 new jobs (annual payroll approximately \$34 Million) by 2008 with average salaries of \$27,000; likelihood of up to 200 to 400 new jobs from related business development; total average payroll during construction of \$26.9 Million; expect base value to increase by approximately 98 Million. Expect about 200 additional jobs from glass, door and wood suppliers in the area. Received waiver from Olene Walker Housing Trust--no Affordable Housing form Increment	29-Jun-05 3:00 p.m. Approved 5 to 3
Pubic Hearing 2-23-05 1-Jun-05 8:30 p.m. TEC 20-May-05 8:30 a.m.	Max Forbush 801-451-2383 FAX: 451-2747 Margy Lotlax 451-2383 Mayor David Connors	Randy Feil 296-9898 FAX: 296-98/91 3748 Bountiful Blvd Bountiful, UT 84010	Richard Haws Stonehenge Developers 477-4700 X116 Alice Steiner Transit Consultant	Farmington City Rick Dutson David Connors--Mayor Davis County: Wilf Summerkorn Mark Altom--County Treasurer Davis County School District Walter Bain Bruce Williams State Board of Education: Larry Newton/Cathy Dudley, Alt Other Taxing Entities Leland Myers - Central Davis Sewer District	Farmington City RDA	Station Park Redevelopment Project Area Base Year: 2004; 20-years of increment; total of \$18,500,000: Project Area Expenditures: \$14,500,000 (78.38%) Affordable Housing: \$3,700,000 (20.0%) RDA Administration Costs: \$300,000 (1.62%) No flow-through to other taxing entities.	Taxing Entity Committee 20-May-05 Approved 5 -3
Pubic Hearing 15-Mar-05 7:00 p.m.	Larry Hansen 801-436-1233	Randy Feil 296-9898 FAX: 296-98/91 3748 Bountiful Blvd Bountiful, UT 84010	Blight Study 21-Dec-04 Bonneville Research Bob Springmeyer 364-5300	Riverdale City Lynn Fortie Shelly Jenkins--Chair Weber County: Dan Olsen Ron Kusina Weber County School District Cheryl Ferrin for Brent Richardson Robert D. Petersen--Vice Chair State Board of Education: Larry Newton/Cathy Dudley, Alt Other Taxing Entities Lance Wood	Riverdale City RDA	West Bench Redevelopment Project Area--89.32 Acres Fifteen year RDA Project, no pass through to taxing entities. Total increment: \$13,033,296 To RDA Agency for project expenditures: \$9,774,972 (75%) To RDA for Administration: \$651,665 (5%) To RDA for Housing: \$2,606,659 (20%) Base year value: \$8,990,181 (2004); NPV value in 15 years (5.5%) \$90,239,670 Three major objectives: Move power lines underground--\$5 Million; Improve traffic flow--\$1.2 Million; Correct parcel sizes. Replace existing with commercial office development over several years. Current amount of value in redevelopment is 14.32%; this project and the 550 West RDA Project would bring the percent above the current 14.32%.	25-Apr-05 Failed 4 to 4 5-May-05 Vote RE: Blight Approved 5 to 4
Pubic Hearing 1-Feb-05 7:00 p.m. 29-Mar-05 7:00 p.m.	Larry Hansen 801-436-1233	Randy Feil 296-9898 FAX: 296-98/91 3748 Bountiful Blvd Bountiful, UT 84010	Blight Study 21-Dec-04 Bonneville Research Bob Springmeyer 364-5300	Riverdale City Lynn Fortie Shelly Jenkins Weber County: Dan Olsen Ron Kusina	Riverdale City RDA	550 West Redevelopment Project Area--45.27 Acres Blight-Based Redevelopment Project; Base Year 2004; Value: \$10,943,297; Tax: \$123,714 100% or increment for up to Fifteen-Years; capped at total; 20% to Affordable Housing each year. Budget: Total Increment over 15 years--\$5,143,175--no sharing of increment with taxing entities. RDA Costs--development and relocation; public and infrastructure improvements--\$3,857,384 RDA Administrative Costs--\$257,159 (5%)	14-Mar-05 3:00 p.m. Approved 5 to 3 Also approved waiver to 10%

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
				Weber County School District Brent Richardson Robert D. Petersen State Board of Education: Larry Newton/Cathy Dudley, Alt Other Taxing Entities Lance Wood		Affordable Housing--\$1,028,636 (20%) Incentives may be provided to developers: Including Boyer Company, Coldwell Banker Commercial and the Hancock Company. May use eminent domain or condemnation (have up to 5 years to use; do not plan to use) Will keep existing land uses (residential, light industrial, commercial and vacant land) Likely to add more commercial and retail. No new detached single family residential uses are contemplated in the RDA project area. May or may not use bonds for financing; probably use developer agreement. Property tax is expected to rise from \$123,714 in 2004 to \$362,114 in 2010. Twenty-three (66%) of the 35 parcels in the Project Area exhibit three or more factors of blight.	Combined Incremental Value as set forth in 17B-4-5003 (2) (a) Current combined incremental value is now 14.32% of total value.
Pubic Hearing	Larry Hansen 801-436-1233			Riverdale City	Riverdale City RDA	1050 West Neighborhood Development Project Area Plan	Pending
				Weber County:			
				Weber County School District			
				State Board of Education:			
				Other Taxing Entities			
Pubic Hearing 11-Jan-05 7:00 p.m.	Larry Hansen 801-436-1233			Riverdale City	Riverdale City RDA	Riverdale Road Neighborhood Development Plan	Pending
				Weber County:			
				Weber County School District			
				State Board of Education:			
				Other Taxing Entities			
Pubic Hearing 17-Mar-05 7:00 p.m. 18-Oct-05 7:00 p.m.	Gary Uresk RDA Executive Dir. 801-292-4421 RDA Secretary: Maureen Nelson	Randy Feil 296-9898 FAX: 296-98/91 3748 Bountiful Blvd Bountiful, UT 84010	Blight Study: Gary Jones A/P Associates Jan-05	Woods Cross City Rich Earnshaw--Chairman Don Moore Davis County: Wilf Summerkorn Mark Altom (County Treasurer) Davis County School District Bruce Williams--Vice-Chair Walter Bain State Board of Education: Larry Newton/Cathy Dudley, Alt Other Taxing Entities Dal Wayment--Davis Sewer District	Woods Cross City RDA	500 West Redevelopment Project Area 28.96 acres 2004 Base Year; value \$8,811,024; \$105,281 in property taxes collected. Total increment \$801,320 over 15 years; no pass-through to taxing entities except \$43,056 up to the time they trigger increment. Increment uses: Public Infrastructure Improvements: \$625,030 Housing Rehabilitation: 160,264 Redevelopment Agency Administration: 16,026 This is primarily a housing improvement RDA project in which grants and loans will go to owners. Presently predominantly apartments, one single family home, 3 four-plexes and commercial devel. One existing private access right-of-way will be paved. Also approved waiver for having combined incremental value over 10%: currently at 12.11% but will be below the 10% limit by the time they trigger increment in 2008	Approved 7 to 0 6-Oct-05
Pubic Hearing	Paul Glauser 801-852-6160			Provo City	Provo City RDA	Redevelopment Project Area No. 8	Pending

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
18-Jan-05 7:30 p.m.				Utah County:			
				Provo City School District			
				State Board of Education:			
				At-Large:			
Pubic Hearing 29-Jun-05 7:00 p.m. 19-Jan-06 6:30 p.m.	RDA Executive Director Randy Fitts 272-9450	Randy Feil 296-9898 FAX: 296-98/91 3748 Bountiful Blvd Bountiful, UT 84010	Blight Study 18-May-05 Supplement 30-Jun-05 Bonneville Research Bob Springmeyer 364-5300	Holladay City Steven Peterson, City Cncl--Chairman Grant Orton, City Council; Hugo Diederich, Alt Salt Lake County: Holly Robb--County Mayor Darrin Casper--County Council Granite School District: Keith Bradshaw, Granite Staff Hank Bertoch, Granite Board--V-Chair State Board of Education: Larry Newton/Cathy Dudley, Alt Other Taxing Entities Neil Cox	Holladay City RDA 2005 Base Year; base year value is \$27,013,810; 54.208 acres; no eminent domain Existing uses are commercial, retail, office, residential and public (school and fire station) Ken Melby and Fox Development have expressed interest developing the area. 100% of increment for 15 years; total of \$23,461,241 increment; none shared with taxing entities Development, relocation, public and infrastructure improvements (75%): \$17,595,931 Housing (20%): 4,692,248 Agency administrative costs (5%): 1,173,062 Total: \$23,461,241 Tax increment to be used to pay reimbursed costs for public infrastructure, off-site improvements and upgrades, on site-upgrades, land write-downs, etc. Property tax in the project are is expected to increase from \$332,690 in 2005 to over \$2 million in 2022 when project ends.	Village Center Redevelopment Project Area 2005 Base Year; base year value is \$27,013,810; 54.208 acres; no eminent domain Existing uses are commercial, retail, office, residential and public (school and fire station) Ken Melby and Fox Development have expressed interest developing the area. 100% of increment for 15 years; total of \$23,461,241 increment; none shared with taxing entities Development, relocation, public and infrastructure improvements (75%): \$17,595,931 Housing (20%): 4,692,248 Agency administrative costs (5%): 1,173,062 Total: \$23,461,241 Tax increment to be used to pay reimbursed costs for public infrastructure, off-site improvements and upgrades, on site-upgrades, land write-downs, etc. Property tax in the project are is expected to increase from \$332,690 in 2005 to over \$2 million in 2022 when project ends.	24-Jan-06 10:30 a.m. Pending 7-Feb-06 9:00 a.m. Approved 8 to 0
Informal Hearing 6/7/2005 6 - 8 p.m.	Secretary: Stephanie Carlson Holladay City						
Tax Entities Comment 9 to 13 Jan							
Public Hearing 30-Oct-03 7:30 p.m. Brigham City Municipal Building	Brigham City Recorder (435) 734-2001 Jolene Crockett TEC Secretary	Craig Smith Smith and Hartvigsen 413-1600 FAX: 413-1620	Randy Sant 621-8300	Brigham City LouAnn Christensen, Mayor--Chair Paul Larsen, Ec. Dev. Coord. Box Elder County Garth Day, County Planner Clark Davis, County Planner Box Elder School District Martel Menlove, Superintendent--V Chair Ron Frandsen, Business Official State Office of Education Lawrence R. Newton, Cathy Dudley, Alt Other Taxing Entities Clinton Burt, Bear River Water Conser.	Brigham City RDA X-20 Economic Development Project Area 11-year Economic Development Project; base year 2006 Created Oct 30, 2003; focus on high tech (carbon fiber), R & D, light indtrial. Reuse of existing Thiokol-built structure; problems include interior configuration, utilities Proposed budget estimate \$1,000,000 in Tax Increment: infrastructure: \$633,888; business incentives: \$375,000; administration: \$41,600. \$500,000 to be paid back for power. Infrastructure improvements to Main Street, 900 North, SR. 13 and electrical. Other expensess for property acquisition, admin. Expenses, business assistance, marketing and notes payable to RDA No. 2--Intermountain Indian School (a pre-1993 project at 75% haircut; \$75,000 flowing to taxing entities at this time; ends in about 2015. Dollar amount is capped by year and total amount of term. Located in northeast area of city. Waiver obtained from the Olene Walker Housing Loan Fund (20%)	29-Sep-05 No Action 29-Nov-05 12:00 p.m. Approved 8 to 0	
Public Hearing	Brigham City Recorder (435) 734-2001 Jolene Crockett TEC Secretary	Craig Smith Smith and Hartvigsen 413-1600 FAX: 413-1620	Randy Sant 621-8300	Brigham City LouAnn Christensen, Mayor--Chair Paul Larsen, Ec. Dev. Coord. Box Elder County Garth Day, County Planner Clark Davis, County Planner Box Elder School District Martel Menlove, Superintendent--V Chair Ron Frandsen, Business Official State Office of Education Lawrence R. Newton, Cathy Dudley, Alt Other Taxing Entities Clinton Burt, Bear River Water Conser.	Brigham City RDA Central Square Economic Development Project Area 6-year Economic Development Project; base year 2006 Created 17 Feb 2005; is previous location of Central School; created at request of Call Investments. Focus is on office use; capitalize on downtown location. Proposed budget for Tax Increment is \$353,348: Infrastructure \$188,484; Other \$164,864; \$70,000 for architectural incentives; \$70,000 business incentives, and \$24,864 for administration. Infrastructure is for water, sewer, storm drain, electrical, natural gas, telecommunications. Waiver obtained from the Olene Walker Housing Loan Fund (20%)	29-Sep-05 No Action 29-Nov-05 12:00 p.m. Approved 8 to 0	

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
Public Hearing	Brigham City Recorder (435) 734-2001 Jolene Crockett TEC Secretary	Craig Smith Smith and Hartvigsen 413-1600 FAX: 413-1620	Randy Sant 621-8300	Brigham City LouAnn Christensen, Mayor--Chair Paul Larsen, Ec. Dev. Coord. Box Elder County Garth Day, County Planner Clark Davis, County Planner Box Elder School District Martel Menlove, Superintendent--V Chair Ron Frandsen, Business Official State Office of Education Lawrence R. Newton, Cathy Dudley, Alt Other Taxing Entities Clinton Burt, Bear River Water Conser.	Brigham City RDA	Northwest Economic Development Project Area 10-year Economic Development Project; base year 2006 Created 17 Feb 2005; focus is industrial job creation; capitalize on UTOPIA; problems include inadequate utilities; available vacant land in the area. Proposed budget for Tax Increment is \$3,033,155; Infrastructure \$1,476,485; Other expenditures: \$1,476,485 infrastructure; \$1,176,000 land writedown (56 acres @ \$21,000); Housing (10% for Olene Walker Trust Fund) (\$29,513 @ 10 years) Infrastructure is for street improvements, water, sewer, storm drain, electrical, natural gas, telecommunications. Other Expenses are for property acquisition; Notes payable to RDA No. 2 Intermountain Indian School, pre-1993 project at 75% haircut, business assistance fund, administrative costs	29-Sep-05 No Action 29-Nov-05 12:00 p.m. Approved 8 to 0
Public Hearing	Brigham City Recorder (435) 734-2001 Jolene Crockett TEC Secretary	Craig Smith Smith and Hartvigsen 413-1600 FAX: 413-1620	Randy Sant 621-8300	Brigham City LouAnn Christensen, Mayor--Chair Paul Larsen, Ec. Dev. Coord. Box Elder County Garth Day, County Planner Clark Davis, County Planner Box Elder School District Martel Menlove, Superintendent--V Chair Ron Frandsen, Business Official State Office of Education Lawrence R. Newton, Cathy Dudley, Alt Other Taxing Entities Clinton Burt, Bear River Water Conser.	Brigham City RDA	West Forest Street Economic Development Project Area 7-year Economic Development Project; base year 2006 Created 5 Feb 2005; focus is R & D, office, light industrial job creation; capitalize on UTOPIA Workin with property owners to identify desirable uses. Proposed budget for Tax Increment is \$1,498,957; Infrastructure \$1,375,201; Other: Corridor plan: \$25,000; Administration: \$67,700; Loan Payment from RDA #2: \$31,056 Waiver obtained from the Olene Walker Housing Loan Fund (20%) Infrastructure is for improvements to Forest Street, Industrial Way, and 1200 West; construction of 100 South; to be refined to include natural gas, telecommunications and electrical upgrades. Other Expenses are for Notes payable to RDA No. 2 Intermountain Indian School, pre-1993 project at 75% haircut, business assistance fund, administrative costs, marketing	29-Sep-05 No Action 29-Nov-05 12:00 p.m. Approved 8 to 0
Public Hearing	Brigham City Recorder (435) 734-2001 Jolene Crockett TEC Secretary	Craig Smith Smith and Hartvigsen 413-1600 FAX: 413-1620	Randy Sant 621-8300	Brigham City LouAnn Christensen, Mayor--Chair Paul Larsen, Ec. Dev. Coord. Box Elder County Garth Day, County Planner Clark Davis, County Planner Box Elder School District Martel Menlove, Superintendent--V Chair Ron Frandsen, Business Official State Office of Education Lawrence R. Newton, Cathy Dudley, Alt Other Taxing Entities Clinton Burt, Bear River Water Conser.	Brigham City RDA	West Forest Street Redevelopment Project Area 10-year Redevelopment Project; base year 2006 Created 29 Jan 2004; focus is mixed-use commercial/retail, office and R&D; capitalize on traffic from BRMBR Visitor Center; Parson Auto Salvage acquired by Redevelopment Agency. Working with property owners to identify desirable uses. Waiver obtained from Olene Walker Fund Blight Factors: Defective character of physical construction; Economic deterioration or disuse; Lots of irregular shape, size; Subject to flooding; Hazardous waste; Inadequate sanitation. Proposed budget for Tax Increment is \$1,477,511; Infrastructure \$1,375,201; Other \$67,310 Infrastructure is for improvements to Forest Street, 1200 West; construction of 100 South; to be refined to include natural gas, telecommunications and electrical upgrades. Other Expenses are for Notes payable to RDA No. 2 Intermountain Indian School, pre-1993 project at 75% haircut, business assistance fund, administrative costs, marketing property acquisition.	29-Sep-05 No Action 29-Nov-05 12:00 p.m. Approved 8 to 0
Consult Time:	Richard McConkie 629-8910	Randy Feil 296-9898	Bonneville Research Bob Springmeyer 364-5300	Ogden City Ken Alford Rick Safsten, Chairman Weber County Ron Kusina Dan Olsen Ogden City School District Eugene Hart, Vice Chairman John Gullo State Office of Education Larry Newton, Cathy Dudley, Alt. Other Taxing Entities Lance Wood	Ogden City RDA	West 12th Street Economic Development Project Area- AMENDMENT Economic Development Project; Base Year is 2000 2000 Base Year value is \$39,385,162 70.36 Acres in Project Area Total Increment expected to be \$9,643,250 for 10 years 20% of Increment for Housing=\$1,350,055 70% of Increment for Project Area Budget=\$6,750,275 Increment for Administration=\$173,772 (1.80%) 30% Flow-through to Taxing Entities=\$2,892,975 Expect 1,000 new jobs @ \$39,000/Yr Employer is Fresenius Medical Care; expanding existing facility; is investing about \$75,000,000 in the plant. Fresenius will invest up to \$95 million and add approximately 270 new jobs.	23-Nov-05 Approved 10 a.m. 8 to 0
Public Hearing: 13-Dec-05 5:00 p.m.	Matthew Godfrey Mayor Rick Safsten RDA Chairperson		Jonnalynne Walker 483-6011 521-7724				
TEC Mtg: 23-Nov-05 10 a.m.	Secretary: Gloria Berrett						

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
Consult Time: 29-Nov-05 5:30 p.m.	Richard McConkie 629-8910			Weber County Dan Olsen Joe Olsen Weber School District Robert Petersen Brent Richardson	Weber County RDA	Great Salt Lake Minerals Economic Development Project Area Economic Development Project; Base Year is 2006 The project does not include increasing the number of jobs, but rather to retain the 220 permanent full-time employees and 190 contract and seasonal employees currently at the facility through renovation and modernization of the facility. The facility produces salt, magnesium chloride, and potassium phosphate. The site of this operation includes numerous parcels which in total exceed 500 acres in size. The investment includes real property improvements estimated at \$11,626,761 and personal property valued at \$4,890,770. The GSL EDA requests 70% of the new tax increment derived from the project for a period of 5 years, with a 30% pass-through to the taxing entities of any and all new tax revenues.	23-Nov-05 Approved 6 to 0
TEC Mtg: 23-Nov-05 1:30 p.m.	Secretary: Gloria Berrett			State Office of Education Larry Newton, Cathy Dudley, Alt. Other Taxing Entities Lance Wood			
Public Hearing 14-Feb-06 6:00 p.m.	Ricky Horst, City Mgr Doug Mildrem Ec Dev Director 513-1600 Secretary: Anna West City Recorder 254-3742	Craig Smith Scott Ellsworth Brian Hawn Smith Hartvigsen 215 S. State Suite 650 Salt Lake City 413-1600 Fax: 413-1620		South Jordan City Taxing Entity Committee South Jordan City: Bradley Marlor--Chair Dave Colton Salt Lake County: Holly Robb, County Mayor Michael Jensen, County Council Jordan School District: Burke Jolley, Business Admin. Ellen Wallace, Board Mbr--Vice Chair State Office of Education: Lawrence R. Newton Cathy Dudley, alternate Other Taxing Entities Neil Cox, Jordan Valley Water	South Jordan City	South Jordan Merit Medical Economic Development Project--designated 18-Oct-05 60.34 Acres Texas-based relocation of world headquarters to Utah; catheter manufacturing company. Base Year: 2005; 15 Years at 100%; Total Increment expected to be \$19,465,985 for 15 years; Administration \$486,649 (2.5%); Infrastructure Contingency \$486,649 (2.5%); Affordable Housing \$3,893,197 (20%); Jordan School District mitigation \$1,946,598 (10%); Project funds for infrastructure \$12,652,890 (65%) 10% to Jordan School District for mitigation impacts + amount above \$486,649 not used for infrastructure contingency after five years will go to Jordan School District. 500 new jobs will result from this EDA; 60% to 70% will live in Jordan School District. Present operations moves in 170 new employees with \$5.1 million payroll, \$2.8 million taxable corporate income; \$660,000 in taxable business purchases. Anticipate growth of 52 employees per year; 4% increase in base payroll per annum; 10% increase in taxable business purchases. Will add 325,000 sq ft of facilities over life of project.	Approved 8 to 0 27-Mar-06 Tec Meeting Annual Review 6-1
Public Hearing 21-Mar-06 6:00 p.m.	Secretary: Marlo Smith Dave Oyer City Manager	Randy Feil 296-9898 Richard Nelson City Attorney	Jonnalynne Walker 926 East Raymond Rd. Fruit Heights, UT 84037	Spanish Fork Taxing Entity Committee Spanish Fork City Mayor Joe L. Thomas--Chairman Matt Barber (Alternate) Utah County Larry Ellertson Cary McConnell (Alternate) Nebo School District Tracy Olsen Reed Park--Vice Chairman State Office of Education: Lawrence R. Newton Cathy Dudley (Alternate) Other Taxing Entities--Central Utah Water Randy Brailsford	Spanish Fork City	Front Mountain Economic Development Project Area This economic development project establishes a manufacturing business new to the state of Utah. Vitacost.com will construct a greater than 120,000 square foot manufacturing and distribution facility. It is estimated that approximately 500 new jobs will result from this EDA, with a likelihood of approximately 80 additional jobs and maybe up to 125 additional jobs. Associated business activities include packaging services, distribution services, computer, telephone and other electronic equipment and supplies. Project plan area will be approximately 86.914 acres. This project is located between 3400 East on the west and the Union Pacific Railroad on the east, and approximately highway 6 on the south to about 1000 South on the north. 2005 is the base year and of the projected tax increment of the project area of \$2,360,000 \$1,770,000 (75%) will be used for public and infrastructure improvements, site improvements and loan/bond and financing costs; \$472,000 (20%) will go to housing and \$118,000 (5%) will be used for administrative costs.	9-Mar-06 Approved 8 to 0
Taxing Entity Meeting: 9-Mar-06 3:30 p.m.	S. Junior Baker City Attorney Ken Clark Finance Director John Becker Spanish Fork City						
Public Hearing 22-Mar-06 5:30 p.m.	Secretary: Jessica Helvie	Randy Feil 296-9898	Bob Springmeyer Bonneville Research 175 W 200 S, SLC Suite 2012 364-5300 Terry Keyes Cedar City	Cedar City Taxing Entity Cedar City John Westwood Steve Wood--Chairman Iron County Wayne Smith, Commissioner Joe Gubbler, Commissioner	Cedar City RDA	Port 15 Economic Development Project Area The base year is set at 2005 with a 15-year budget and the Cedar City Redevelopment Agency utilizing 100 % of the tax increment allocated as follows: \$20,792,812 (75%) for public and special infrastructure improvements, site improvements and bond and financing costs; \$5,544,750 (20%) housing; \$1,386,187 (5%) administration costs. Total increment = \$27,723,749 Redevelopment agency will send 22.3% of tax increment received for project improvements to the school district as mitigation to the impact of new families to the area. Project contains approximately 668 acres owned by SITLA; 60 acres privately owned land.	10-Mar-06 Approved 8 to 0

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
Meeting: 10-Mar-06 11:00 a.m.			Jerald Sheratt Cedar City Roger Mitchell SITLA	Iron County School District Alan Adams--Board Member Jim Johnson, Supt.--Vice Chairman State Office of Education: Lawrence R. Newton Cathy Dudley, alternate Other Taxing Entities Roy Urie, Central Iron Water		The Cedar City Redevelopment Agency was approached by the School Institutional Trust Lands Administration (SITLA) concerning Economic Development tax increment investment for a proposed manufacturing, warehouse, distribution and office facilities to be constructed in the southwest sector of Cedar City. The city's general plan provides that the project area should be developed for industrial, manufacturing, distribution and office uses. Potential associated business activities that have been identified are: construction, machinery, freight, packaging services; warehousing services; distribution services; office supplies. It is estimated that over a period of years, approximately 3,000, and possibly up to 4,000, new jobs will result from the proposed economic development project.	
Public Hearing 10-Mar-06	Secretary: Marlo Smith	Randy Feil 296-9898	Jonnalyne Walker 926 East Raymond Rd. Fruit Heights, UT 84037	Spanish Fork Taxing Entity Committee Spanish Fork City Mayor Joe L. Thomas--Chairman Seth Sorenson Utah County Larry Ellertson, County Commission Steve White, County Commission Nebo School District Tracy Olsen, Business Official Reed Park, Attorney--Vice Chairman State Office of Education: Lawrence R. Newton Cathy Dudley (Alternate) Other Taxing Entities--Central Utah Water Randy Brailsford	Spanish Fork City	North Airport Economic Development Project Area The base year is 2005 with a 15-year budget; American Fork City RDA will use 100 % of the tax increment allocated as follows: \$5,800,000 (75%) for public and special infrastructure improvements (roads, water and sewer utilities; power, natural gas and storm drainage), site improvements and possibly bond and financing costs; \$1,546,667 (20%) housing; \$386,667 (5%) administration costs. Total increment = \$7,733,334 Project contains approximately 78.6 acres. Project anticipates construction of 500,000 sq ft engineering and manufacturing campus for Spectrum Aeronautical, a general aviation aircraft development, innovator and manufacturer. Spectrum builds lighter airplanes (business class jets) out of advanced composites. They will build the Spectrum 33, an all-composite (except for engines, landing gear and controls) ten-place light business jet aircraft. Private investment will be at least \$62.3 million with the potential to be up to \$120 million at full build-out. Will add 100 new full-time jobs, by 2015 more than 500 new jobs will be created with annual payroll over \$18 million.	30-Mar-06 Approved 8 to 0
Taxing Entity Committee 30-Mar-06	Dave Oyler City Manager S. Junior Baker City Attorney Ken Clark Finance Director John Becker Spanish Fork City	Richard Nelson City Attorney					
Public Hearing 11-Apr-06	Ed Collins 768-7103	Randy Feil 296-9898		Lehi City: Steve Holbrook-Chair James Dixon/Steve Rool, alt. Utah County: Larry Ellertson, County Commission Steve White, County Commission Alpine Schools: Rob Smith, V-Chair Guy Fugal State Board of Ed: Larry Newton Other Taxing Entities Lorin Powell, Lehi Metro Water	Lehi City RDA	Micron--"Alpine Highway EDA" In 1995, the Agency established the Alpine Highway Economic Development Project Area through adoption of the Alpine Highway Economic Development Plan and the Project Area Budget. The original budget was approved for the receipt by the Agency and the use of tax increment from the project area through 2008. The TEC has approved the extension of this project through year 2028. IM Flash Technologies, successor-in-interest to Micron Technology, inc. desires to expand its existing facilities, construct new facilities and improvements and install additional personal property that would result in providing hundreds of additional high quality jobs. The Taxing Entity authorized the Agency to use the Agency's share of tax increment for the uses of tax increment including certain payments to taxing entities and for access and utilities located outside the project area. Six entities signed an Interlocal Agreement which distributes 30% of the increment as: 46% to Lehi City, 8% to Utah County, & 46% to Alpine S.D. The increment for the old project would be \$25,230,000; this new extension would distribute \$62,816,000 in tax increment, for a total of \$88,046,000.	Approved 27-Apr-06 (Vote 6 to 1)
TEC Meeting 24-Feb-06 27-Apr-06	Judy Johnson						
Public Hearing 20-Jun-06 7 p.m.	Max Weese Mayor 435-257-2625	Jody Burdett	Christine Richman Wikstron Economic Consultants 521-7724	Tremonton City Max Weese, Mayor--Chairman Lyle Holmgren, City Council Box Elder County Garth Day, County Planner/ED Director Clark Davis, Commissioner Box Elder County School District Martell Menlove, Superintendent Ron Frandsen, Bus. Admin--Vice Chair State Board of Education Larry Newton/Cathy Dudley, Alt Other Taxing Entities Clinton Burt, Chairman, Bear River Water Conservancy	Tremonton RDA	Tremonton West Liberty Foods Project Area 100% of tax increment; base year 2005; approximately \$7.382 Million over 10 years is a percent-based project with ten year limit, no dollar cap. \$5,705,600 for project; \$1,476,400 20% for housing; \$200,000 for Administration This project involves the construction of a major new meat processing facility for Iowa-based West Liberty Foods. The West Liberty project proposes the construction of 160,000 square feet of commercial space and the creation of more than 500 new jobs. The proposed economic development plan envisions that a major new employment center will be developed in the Project area. The proposed economic development project area is approximately 45 acres. West Liberty Foods is a meat processor and operator of state-of-the-art slicing/packaging facilities. West Liberty proposes to construct a slicing/packing facility with 10 slicing rooms and a separate meat processing and cooking facility. All employees below the top management team of eight to ten will be hired from Tremonton and surrounding communities. Millard Refrigerated Services is an	12-Jun-06 1st TEC Meeting No Action 26-Jun-06 2nd TEC Meeting Approved 6 to 0
TEC Meetings 18-May-06 12-Jun-06 26-Jun-06	Richard Woodworth City Manager (435) 257-2628 FAX (435) 257-1915						

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
						associated business activity which will co-locate with West Liberty Foods. Twenty percent of the tax increment will be reserved for housing.	
Blight Hearing 30-Sep-04	Cordell Batt Planning Director North Logan City	Scott Wyatt North Logan City Attorney	Christine Richman Wikstrom Economic Consultants 521-7724	North Logan City Jeff Jorgensen, City Admin--Chair Cordell Batt, Planning Director Cache County Lynn Lemon, County Administrator Tamra Stones, County Auditor Cache County School District Steven Norton, Board Member Dale Hansen, Vice Chair State Board of Education Larry Newton/Cathy Dudley, Alt Other Taxing Entities Lynn Thomas, Hyde Park Cemetery	North Logan RDA	North Logan Gateway Blight-Based Urban Renewal Project Approximately 70 acres at former Logan Manufacturing Co site at 350 West, 2700 North, 200 East and 2500 North in North Logan City. Large portions of the project area are blighted due to defective construction, poor maintenance and deterioration of sites, continued disuse and obsolescence. Removal of blighted structures and improvement of infrastructure in the area is necessary in order to make development economically feasible at the site. Improvement of this key intersection will remove the major obstacle to development, and will spur development in surrounding areas as well. The project area was selected because it is the primary northern gateway to North Logan City. North Logan Redevelopment Agency proposes to offer property owners and developers reimbursement for costs associated with installation of necessary public infrastructure, demolition, and removal of blighted structures and elimination of blight in the project area. Tax increment monies are needed in order to facilitate the installation of public infrastructure including roads, curb, gutter and sidewalk, water lines, sewer lines and storm water facilities. Overall investment is estimated at \$1.1 million.	21-Jun-06 1st TEC Meeting No Action 31-Jul-06 2nd TEC Meeting Approved Blight 28-Aug-06 3rd TEC Meeting Approved 8 to 0
Finding of Blight Approved by North Logan City RDA board 1-Sep-05							
Public Hearing 17-Aug-06 8:10 p.m.							
Public Hearing 17-Aug-06	Cordell Batt Planning Director North Logan City	Scott Wyatt North Logan City Attorney	Christine Richman Wikstrom Economic Consultants 521-7724	North Logan City Jeff Jorgensen, City Admin--Chair Cordell Batt, Planning Director Cache County Lynn Lemon, County Administrator Tamra Stones, County Auditor Cache County School District Steven Norton, Board Member Dale Hansen, Vice Chair State Board of Education Larry Newton/Cathy Dudley, Alt Other Taxing Entities Lynn Thomas, Hyde Park Cemetery	North Logan RDA	North Logan Innovation Campus Economic Development Area plan. The proposed economic development project would result in new jobs and employment. It is estimated by the Innovation Campus that, at buildout, the entire Innovation Campus will host 10,000 new jobs with 4,000 new jobs located within the project boundaries	31-Jul-06 2nd TEC Meeting No Action 28-Aug-06 3rd TEC Meeting Approved 8 to 0
Notice of TEC Formed 28-Jun-06	Nicole L. Cline AICP Dennis Rockwell RDA Board Chair	Randy Feil 296-9898	Jonnalyne Walker	Tooele County Colleen Johnson Matthew Lawrence Tooele County School District Gary Gowans Michael Johnsen/Richard Reese, Alt. State Board of Education Larry Newton/Cathy Dudley, Alt Other Taxing Entities Doyle Garrard/Dennis Rockwell, Alt.	Tooele County RDA	North Rowley Economic Development Project Area consists of approximately 214.7 acres which will include the construction of a Titanium Sponge Plant for Allegheny Technologies, Inc., a leading supplier of high performance metals, titanium mill products, and advanced specialty metals used by chemical processing facilities, offshore oil and gas platforms and subsea fields, and the medical industry. The infrastructure needing to be constructed in order for the project area to develop include road relocation, rail, water, power, and natural gas. It is estimated that an additional 150 new full-time jobs will be created and an additional 35-75 full-time jobs may be created as part of the Phase Two. As a waiver was obtained for affordable housing, \$20,000,000 of the tax increment will be used for Phase 1, \$5,500,000 will be used for Phase 2, \$2,322,726 will be given to the school district as a mitigation payment, and \$500,000 will be used for administration purposes. This is a dollar-based budget.	26-Sep-06 1st TEC Meeting No Vote on Budget 12-Oct-06 Approved 6 to 0
Public Hearing 8-Aug-06 6:30 p.m.	Paul Isaac Acting Executive Director 966-3600			Salt Lake County West Valley City Granite School District	West Valley City RDA	Granger Center Community Development Project Area Plan. The RDA of West Valley City has adopted the Project Area Plan dated June 30, 2006 and adopted August 15, 2006. The Plan consists of 8,417,723 sq. ft. or 193.24433 acres. The Project Area Plan allows for funding for the Project Area Plan from tax increment as well as sales tax, through voluntary agreements that would have to be negotiated with and agreed to by each taxing entity from which funds are sought. The purposes are to accomplish the following: 1. Encourage and accomplish appropriate development and economic development w/in the project 2. Retain auto dealerships that might otherwise relocate outside of West Valley City. 3. Attract related businesses to adjoining sites.	N/A

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
				State Board of Education Larry Newton/Cathy Dudley, Alt Other Taxing Entities		4. Stimulate adaptive reuse of property. 5. Promote and market the Project Area for economic development that would be complimentary to existing businesses and industries or would enhance economic base. 6. Provide for the strengthening of the tax base and economic health of the community. 7. Provide for compatible relationships among land uses and quality standards for development.	
Public Hearing 15-Aug-06 17-Oct-06 6:30 p.m.	Paul Isaac Acting Executive Director 966-3600			Salt Lake County West Valley City Granite School District State Board of Education Larry Newton/Cathy Dudley, Alt Other Taxing Entities	West Valley City RDA	City Center Community Development Area Plan. The RDA of West Valley City has adopted the Project Area Plan dated September 14, 2006, containing 11,222,219 square feet or 257.62669 acres, more or less. The Project Area Plan allows for funding for the Project Area Plan from tax increment as well as sales tax, through voluntary agreements that would have to be negotiated with and agreed to by each taxing entity from which funds are sought. The purposes are to accomplish the following: 1. Encourage and accomplish appropriate development and economic development that will enhance the economic health of the community and diversify the City's tax base. 2. Promote and market the project area for development or redevelopment that will revitalize the Valley Fair Mall, create a dynamic town center that will serve as the "heart" of the community, and establish a transit oriented area that will better accommodate mobility throughout the city. 3. Attract related commercial and residential development. 4. Stimulate adaptive reuse of property. 5. Provide for compatible relationships among land uses and quality standards for development, such that the area functions as a unified and viable center of social and economic activity for the city.	N/A Approved 6-Feb-07
Consult Time: Public Hearing: TEC Mtg: 18-Sep-06 2 p.m.	Richard McConkie 629-8910 Matthew Godfrey Mayor Secretary: Cindy Mansell		Jonnalynne Walker 483-6011 521-7724	Ogden City Matthew Godfrey, Mayor Jesse Garcia Weber County Ron Kusina Dan Olsen Ogden City School District Eugene Hart, Vice Chairman John Gullo State Office of Education Larry Newton, Chairperson Other Taxing Entities Lance Wood	Ogden City RDA	West 12th Street Economic Development Project Area- SECOND AMENDMENT Economic Development Project; Base Year is 2000 2000 Base Year value is \$39,385,162 70.36 Acres in Project Area Total Increment expected to be \$28,213,184 for an additional five years for a total of 15 years. 14% of Increment for Housing=\$3,949,846 54.20% of Increment for Project Area Budget=\$15,290,979 Increment for Administration=\$508,404 (1.80%) 30% Flow-through to Taxing Entities=\$8,463,955 Expect 1,000 new jobs @ \$39,000/Yr Employer is Fresenius Medical Care; expanding existing facility; is investing about \$75,000,000 in the plant. Fresenius will invest up to \$190 million and add approximately 500 new jobs.	18-Sep-06 Approved 2 P.M. 8 to 0
Consult Time: Public Hearing: 17-Oct-06 7 p.m. TEC Mtg:	Richard Bradford Economic Development Director 801.785.5045 Secretary:			Pleasant Grove City Utah County Alpine School District State Office of Education Larry Newton Cathy Dudley, Alternate Other Taxing Entities	Pleasant Grove City RDA	Pleasant Grove Interchange Gateway Area is approximately 260 acres in the area surrounding the I-15 Interchange, with over 200 acres located in Pleasant Grove and the balance located in Lindon. The 50 acres located in the South East Quadrant of the Pleasant Grove I-15 Interchange will boast a 12-story, Embassy Suites atrium hotel, 100,000 square foot Convention Center, 9-story Marriott or Hilton Hotel and restaurants and entertainment amenities. The 50 acres located to the new BMW of North America Dealership will feature 350,000 sq. ft. of Class A office space, in addition to at least 100,000 square feet of retail and commercial pads. The 53 acres located adjacent to the Hammons Development is being master planned to feature a 700,000 q. ft. lifestyle retail mall/center, featuring shopping, dining, entertainment, etc. The 73 acres located in the South West quadrant is owned/controlled by two entities. Natures Way intends to construct a 225,000 sq. ft. corporate headquarters facility. The 20 located adjacent to the existing Barnes Bullets does not have any definite plans at this time. The district is being asked to provide \$11,069,335 toward repayment of the bond. Of this \$11 M investment, the district can expect to receive \$52M in property tax revenues during the term.	No TEC needed
Consult Time: Public Hearing: 17-Oct-07	Russ Wall Executive Director 364-5300	Legal Counsel: Randall S. Feil		Taylorsville City John Inch Morgan Lynn Handy Salt Lake County David Delquardo Emily Farmer Granite School District	Taylorsville City RDA	5400 South and Bangerter Highway Urban Renewal Project Area 77.24 acres, more or less This is a 15 year project with \$17,132,000 of tax increment being collected. Of that increment, 25% will be flowed through to the taxing entities and 75% to the redevelopment agency with 56.25% being used for eligible project area expenditures, 15% for housing, and 3.75% for administration. Some of the objectives include removing structurally substandard buildings or improvements to permit the return of the land to economic use and new constructions, removing	TEC Meeting: 20-Dec-07 No Vote TEC Meeting: 16-Jan-08

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
7:00 p.m.				Gayleen Gandy Kieth Bradshaw		impediments to land disposition and development through assembly of land into reasonably sized and shaped parcels served by improved public utilities and infrastructure improvements.	Approved: 7 TO 0
23-Jan-08 7:00 p.m.	Secretary: Cheryl Peacock Cottle			State Office of Education Larry Newton Cathy Dudley, Alternate Other Taxing Entities		The project also will provide utilities, streets, curbs, sidewalks, parking areas, landscaping, and architecture to give the area a new look and to attract business activity.	
Consult Time:	Alex Jensen Economic Development Director 963.5400	Legal Counsel:		Layton City	Layton City RDA	East Gate Economic Development Project Area Plan Between 300 and 500 acres on the northeast side, bordering State Road 193 and stretching to U.S. Highway 89. This area is immediately east of the Hill Air Force Base and north of Highway 193 and an area having potential for economic growth. The RDA funds will be directed to: encourage renovation and retention of existing businesses, encourage new businesses to locate in the area, provide infrastructure improvements to entice business expansion and relocation. Protect existing businesses from encroachment by undesirable developments.	TEC Meeting: 4-Oct-07
Public Hearing:				Davis County			Approved: 7 to 0
				Davis School District			
TEC Mtg: 20-Sep-07 5:30 p.m.	Secretary:			State Office of Education Larry Newton Cathy Dudley, Alternate Other Taxing Entities			
Consult Time:	Economic Development Director	Legal Counsel:		Spanish Fork	Spanish Fork RDA	Spanish Fork North Park Community Development Project Area This project includes 59.28 acres. The purpose and intent of the project area is to encourage, promote, and provide for retail commercial development. The project will increase the tax base of Spanish Fork City with the construction of retail and related commercial buildings. This project will stimulate the economy of the city and the surrounding area and will provide for the installation of infrastructure needed for development.	No TEC needed
Public Hearing:				Utah County			
				Nebo School District			
TEC Mtg:	Secretary:			State Office of Education Larry Newton Cathy Dudley, Alternate Other Taxing Entities			
Consult Time:	Economic Development Director	Legal Counsel:		South Salt Lake Kyle Kershaw Larry Gardner Salt Lake County Emily Farmer Karl Hendrickson Granite School District Gayleen Gandy Kieth Bradshaw State Office of Education Larry Newton Cathy Dudley, Alternate Other Taxing Entities Betty Sersland	So. Salt Lake City RDA	South Salt Lake Market Station Survey Area-Urban Renewal Project - 39.86 acres This project area may require the Agency to use eminent domain. The objective of this project is to eliminate the existing blight within the Project Area and replace it with a comprehensive mixed-use development of residential, retail and commercial space designed to create a sense of neighborhood and encourage residents and patrons alike to use public transportation. This is a 15 year project that will generate \$55,621,777 in tax increment. 75% will go to the RDA and of that amount 20% will be for housing and 5% will be used for administrative purposes. 25% will flow through to the taxing entities.	TEC Meeting: 28-Jan-08 No Action
Public Hearing: 19-Mar-08 6 p.m.	Secretary: Jennifer Allred						TEC Meeting: 13-Feb-08 Approved: 8 to 0
Consult Time:	Economic	Legal Counsel:		St. George	St. George RDA	Fort Pierce Community Development Area The project area consists of 283 acres of land zoned industrial. The primary land use within the	No TEC needed

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
	Development Director						
Public Hearing:			Washington County			area will be industrial, commercial, and business use. Currently, the project area contemplates one primary development. Viracon, Inc., a Minnesota based manufacturing company will construct a manufacturing facility on approximately 22 acres. The building will include 235,000 sq. ft. of a manufacturing area and Viracon, Inc., will invest \$14,600,000 in equipment and site improvements. The City and County Economic Development agencies are close to attracting several more tenants to the project area. The total tax increment revenues to be generated over the 15 year period is \$37,505,533. The agency will use \$12 million to provide economic incentive to Viracon and other similar economic development projects. The agency will use \$12 million to construct roadway infrastructure related to the Southern Parkway corridor, including a sufficient amount to cover the costs associated with interest. The master budget plan includes major roadway infrastructure from the I-15 interchange through the Southern Parkway corridor, extending from the interchange to the cross-roads of river road and continuing towards the airport access road.	
			Washington County School District				
	Secretary:		State Office of Education Larry Newton Cathy Dudley, Alternate Other Taxing Entities			The total estimated project cost is \$52,000,000.	
Consult Time:	Economic Development Director Randy Fitts	Legal Counsel: Randy Feil	Holladay City Steve Peterson Grant Orton Salt Lake County Katie McCarthy, County Council's Rep Emily Farmer, County Mayor's Rep. Granite School District Gayleen Gandy Kieth Bradshaw	Holladay RDA	Cottonwood Mall Urban Renewal Project Area	This project is approximately 55 acres -- it is the site of the old Cottonwood Mall. The plan looks to its history and geography to bring a new generation of residents and visitors to the site. A grid of streets and pedestrian blocks will replace the mall structure, ultimately accommodating a mix of uses and housing types. The new Cottonwood will be a pedestrian-friendly, walkable neighborhood which prioritizes the public civic realm. The majority of the site will be accessible to residents and visitors within a five minute walk from the town center to town edge, enabling residents to easily access their daily needs on foot. The Cottonwood center primarily will feature mixed-use buildings and live/work units. The square is formed by five-story mixed-use buildup. To the east will be the cinema building, with restaurants on the ground floor, and a second floor scenic terrace. Four-story residential buildings will face a paved Riverwalk and the River. The base year is 2007 and tax increment may begin any time from 2011 to 2013. Tax increment will be collected for 20 years from the first year in which tax increment is received. The total amount of tax increment is expected to be \$128,441,476 with 25% of that going to the taxing entities, 20% to affordable housing, 2.5% for admin. costs, & 55% for infrastructure costs	2-Nov-07 No vote 7-Nov-07 No vote 15-Nov-07 No vote 28-Nov-07 No vote 18-Jan-08 Approved: 7 to 1
Public Hearing:			State Office of Education Larry Newton Cathy Dudley, Alternate Other Taxing Entities Neil Cox				
Entered: 7/3/2007	Secretary:						
Consult Time:	Economic Development Director	Legal Counsel:	Sandy City	Sandy City RDA	RSL Interlocal Cooperation Agreement	The RDA intends to issue one or more series of bonds or other obligations secured in whole or in part by the Allocated Taxes in order to finance one or more of the permitted purposes; including the acquisition and construction of infrastructure, parking, landscaping, and related improvements in connection with such stadium to be built in Sandy City. The following terms will be incorporated into that agreement by and between the RDA and Utah Soccer Stadium owner: (a) RSL shall provide \$7.5 million to augment bond funding for Salt Lake City to acquire, construct, furnish, and equip a multi-purpose regional sports, recreation, and education complex (b) RSL shall establish a soccer academy in Utah. (c) RSL shall donate 500 tickets per game to charity. (d) Promotional and co-branding opportunities will be provided to the state. (e) The land acquired shall be subject to the terms of the development agreement. (f) A minimum of 1000 new publicly owned parking stalls are to be built. (g) RSL will remain in Utah for a minimum of 10 years.	No TEC Needed
Public Hearing:			Salt Lake County				
			Jordan School District				
			State Office of Education Larry Newton Cathy Dudley, Alternate Other Taxing Entities				
Consult Time:			Weber County Dan Olsen Joe Olsen Weber School District Robert Petersen Brent Richardson	Weber County RDA	Malnove Economic Development Project Area Economic Development Project; Base Year is 2006	Approximately 70% of new property tax revenues resulting from an increase in valuation from new investment within the proposed project area will be paid to the Weber County Redevelopment Agency for economic development purposes. The RDA has requested \$632,536 of the total \$903,623 to fund a portion of project costs. The remaining 20% will go to the Olene Walker Public Housing Trust fund and 5% will go for administrative purposes. Thirty percent of the total \$903,623 (\$271,087) will go to the taxing entities. Malnove anticipates 117 jobs in year one growing to 167 jobs by 2014 and continuing through the 10 year period ending 2017. Malnove Inc. is a manufacturer of packing commodities (cardboard boxes) for a variety of large	18-Jul-07 Approved 6 to 0
Public Hearing: 31-Jul-07 9:30 a.m.			State Office of Education				

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
TEC Mtg: 18-Jul-07 12 Noon	Secretary: Jessica Flint			Larry Newton, Cathy Dudley, Alt. Other Taxing Entities Lance Wood		industrial users. They are considering purchasing approximately 13 acres in the Weber Industrial Park, where they would construct new facilities of 150,000 sq. ft. at a cost of an estimated \$10 million and invest an additional \$5 million in personal property.	
Consult Time:	David Oyler 801.798.5000	Randy Feil 801.296.9898		Utah County	Spanish Fork RDA	Wasatch Wind Community Development Project Area Approximately 127.8 acres The project area plan allows for funding from tax increment as well as sales tax, through voluntary agreements negotiated with and agreed to by each taxing entity from which funds are sought.	No Tec Needed
Public Hearing: 21-Aug-07 7:00 p.m.				Nebo School District			
				Spanish Fork			
TEC Mtg: N/A	Secretary:			State Office of Education Larry Newton, Cathy Dudley, Alt. Other Taxing Entities			
Consult Time:				Cache County	North Logan RDA	Community Development Project Area Plan This CDA plan is for the project area located within the outer boundaries of 2000 North 400 East, 2500 North and 100 East. The plan covers approximately 106 acres and will host a variety of synergistic developments designed to create a destination for local residents and visitors. The anticipated mix of development is designed to include a Hilton Garden Inn hotel, or similar quality lodging property, and Cache Valley Conference center, approximately 200,000 sq. ft. of retail (including restaurants and entertainment), approximately 200,000 sq. ft. of Class A and professional office space, approximately 200,000 sq. ft. of multi-family residential, and 200,000 sq. ft. of other types of commercial development. The CDA could also accommodate up to 200,000 sq. ft. of public or institutional buildings such as museums, science or art centers, educational space, etc. This would be a fifteen year plan with \$11,572,247 from the school district's property tax revenues.	No Tec Needed
Public Hearing: 19-Jul-07 7:30 p.m.				Cache County School District			
				North Logan City			
TEC Mtg: N/A	Secretary:			State Office of Education Larry Newton, Cathy Dudley, Alt. Other Taxing Entities			
Consult Time:				Utah County	Provo RDA	Financial Center Community Development Project Area Plan The value of this proposed project is about \$37.2 million. The project consists of construction of an office and retail project. The estimated project value is \$37.1 million with the total project cost of about \$38 million. Project area contains 1.44 acres. The project area plan allows for funding for the project area plan from tax increment as well as sales tax, through voluntary agreements negotiated with and agreed to by each taxing entity from which funds are sought. The purposes of this project area plan is to encourage and accomplish appropriate development and economic development within the project area. The project area plan will also enhance employment and income opportunities for community residents, improved access to goods and services for residents, and increase and diversify the tax base, thus increasing the resources available for performing government services while minimizing tax rates.	No Tec Needed
Public Hearing: 4-Sep-07 7 p.m.				Provo School District			Adopted:
				Provo City			
TEC Mtg: N/A	Secretary:			State Office of Education N/A Other Taxing Entities Central Utah Water Conservancy District			
Consult Time:				Iron County	Brian Head RDA	Brian Head Interconnect Community Development Project Area This project consists of two areas; 531.20 acres and 2.41 acres. The developer desires to construct a bridge over Utah State Road 143 and related improvements that will connect two mountain recreational areas and serve recreational enthusiasts year round. The town intends to acquire, construct and install a system of lighting and signage along Highway 143 to improve the appearance of the Town's main entrance and better guide visitors and tourists around the town.	No Tec Needed
Public Hearing: 30-Oct-07 1 p.m.				Iron County School District			Adopted: 30-Oct-07
				Brian Head			
TEC Mtg:	Secretary:			State Office of Education N/A			

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
N/A				Other Taxing Entities			
Consult Time:				Utah County	Salem City RDA	Salem North Community Development Project Area Plan 5.58 acres The purposes of this plan is to promote and market the project area for development that will be complimentary to existing businesses and will enhance the economic health of the community. And also to assist in the development of the project area if sound long-term economic activity can be increased thereby.	No Tec Needed
Public Hearing: 7-Nov-07 7 p.m.				Nebo School District			Adopted: 7-Nov-07
				Salem City			
TEC Mtg: N/A	Secretary:			State Office of Education N/A Other Taxing Entities			
Consult Time:				Salt Lake County	Holladay RDA	Cottonwood Mall Community Development Project Area Plan The Project Area Plan allows for funding for the Project Area Plan from tax increment as well as sales tax, through voluntary agreements negotiated with and agreed to by each taxing entity from which funds are sought. This project area is approximately 55 acres. The purposes of this plan include such things as: removal of structurally substandard buildings or improvements, removal of impediments to land disposition and development, rehabilitation of buildings, the elimination of environmental deficiencies, provide utilities, streets, curbs, sidewalks, parking areas, landscaping and architecture, provide improved public streets and road access, provide improved pedestrian circulation systems, and coordinate and improve the public transportation system.	No Tec Needed
Public Hearing:				Granite School District			Adopted: 13-Dec-07
				Holladay City			
TEC Mtg: N/A	Secretary:			State Office of Education N/A Other Taxing Entities			
Consult Time:				Utah County	Eagle Mountain RDA	Eagle Mountain Gateway Community Development Project Area This project is approximately 115.87 acres.	No Tec Needed
Public Hearing: 15-Jul-08 7:20 p.m.				Alpine School District			Adopted:
				Eagle Mountain City			
TEC Mtg: N/A	Secretary:			State Office of Education N/A Other Taxing Entities			
Consult Time:				Box Elder County	Perry City RDA	Pointe Perry Community Development Project Area As an incentive to the developer to complete the development of the project, the city has determined that it is in the best interest of its citizens to pay specified portions of the project property tax and project sales tax to the agency in order to assist the developer in offsetting costs and expenses which have been incurred by the developer in the construction and installation of certain Municipal Improvements.	No Tec Needed
Public Hearing:				Box Elder County School District			Adopted: 18-Jun-07
				Perry City			
TEC Mtg: N/A	Secretary:			State Office of Education N/A Other Taxing Entities			

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
Consult Time:			Brigham City LouAnn Christensen, Mayor Paul Larsen, Ec. Dev. Coord.	Brigham City RDA		AIRPORT ECONOMIC DEVELOPMENT PROJECT AREA The project area is easily accessible to the I-15 freeway at mile marker 365. The current general plan anticipates that this property will be used for public facilities. This project area consists of 220.38 acres. Some of the objectives of this economic development area is to eliminate deficiencies, irregular lot subdivisions, improper drainage, overcrowding or underutilization of real property. The plan is to provide utilities, streets, curbs, sidewalks, parking areas, landscape areas and other infrastructure improvements as appropriate and necessary. To the maximum possible extent, the objectives of the economic development plan are to be accomplished through Agency encouragement of, and assistance to, private enterprise in carrying out economic development activities control and review. A major objective of this Project Area Plan is to recruit new business, which will increase the employment opportunity for the Project Area and the city. Economic development activities will create a desirable atmosphere for businesses wishing to locate adjacent to the airport.	TEC Mtg: 27-Mar-08 No Vote
Public Hearing: 17-Apr-08			Box Elder County Clark Davis Susan Thackery Box Elder County School District Ronald Frandsen Martell Menlove State Office of Education Larry Newton Other Taxing Entities Clint				
	Secretary:						
Pubic Hearing: 22-Jan-08 6:30 p.m.	Business Manager Brent Garlick RDA Project Manager 963-3473 CEO Executive Director Secretary:	Randy Feil 296-9898	West Valley City: Steve Vincent Russ Brooks Salt Lake County County: David Delquadro Emily Farmer Granite School District Gayleen Gandy Kieth Bradshaw State Board of Ed: Larry Newton Other Taxing Entities Neil Cox	West Valley City RDA		North Central Economic Development Project Area This project is approximately 298.93 acres. The Redevelopment Agency of West Valley City is requesting \$46,460,598 in tax increment to fund this project over a total of 15 years. It is the intent of the Agency to encourage new development within this project area that will strengthen the tax base of the community. This project envisions the establishment of some businesses new to the state. The new businesses, consisting of approximately 1.5 million sq. feet of light industrial and manufacturing facilities, will result in new jobs. It is estimated that approximately 3,610 new jobs will result from the proposed economic development, with a likelihood of approximately 577 additional permanent jobs resulting from direct impacts and another 2,900 jobs from indirect multipliers. In addition to the tax increment stated above, \$5,162,289 of tax increment will be paid to the Granite School District, Salt Lake County, and the other taxing entities.	TEC Meeting 1/3/2008 TEC Meeting-2nd 1/17/2008 Approved 8 to 0
Consult Time:			Box Elder County Clark Davis Susan Thackeray	Box Elder Co. RDA		PROCTER AND GAMBLE EDA This project encompasses approximately 7,750 acres of land and is a 20 year project. The project is planned to develop in two phases and the projected tax increment is projected to be approximately \$74.9 million. It is estimated that Phase I will add 300 jobs which will pay 50% higher than the average county wage which is currently approximately \$39,500. This wage growth is estimated to produce approximately \$200 million in taxable sales or \$500,000 in sales tax over the life of the EDA. This project will allow Procter & Gamble to create a manufacturing facility. On September 16, 2008, there was a meeting for amendments to this project area. The plan will remain basically the same with two exceptions: (1) several property owners have asked to be removed from the EDA, and (2) the benefit analysis in the appendix is more expansive to better match what is required in the code. The budget has changed in the following ways: (1) total increment will be higher; (2) the agency is requesting a waiver on the 20% affordable housing; and (3) the \$55 million now will be spent on principal on the bonds and the incentive fund.	TEC Mtg: 12-Feb-08 No Vote TEC Mtg: 26-Feb-08 6 to 0 16-Sep-08 6 to 0
Public Hearing: 22-Jan-08 26-Feb-08			Box Elder County School District Martell Menlove Ronald Frandsen State Office of Education Larry Newton Cathy Dudley, Alternate Other Taxing Entities Brent Baugh				
	Secretary:						
Pubic Hearing: 22-Jul-08 6:00 p.m.	Business Manager Gary Luebbers RDA Project Manager 569-5061 CEO	Randy Feil 296-9898	West Jordan: Kathy Hilton Kim Rolfe Salt Lake County County: David Delquadro (County Council's rep.) Emily Farmer (County Mayor's rep.) Jordan School District: Burke Jolley Dale Christensen, Vice Chair State Board of Ed:	West Jordan City RDA		Economic Development Project Area No. 3 - Data Center This project is approximately 58 acres. The Redevelopment Agency of the City of West Jordan believes that a substantial economic development project will be undertaken by private owners. The economic development proposal which the Agency expects to come to fruition is the construction and operation of a \$272 million data storage facility by Oracle Corporation. It is estimated that approximately 100 new jobs will result from this project and construction jobs will increase to about 409 full-time workers on the site during the construction of the proposed facility.	TEC Meeting 6/17/2008 TEC Meeting-2nd 7/3/2008 Approved 7 to 0

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
	Executive Director Secretary: Melanie Briggs			Larry Newton, Chair Other Taxing Entities Neil Cox			
Pubic Hearing: 2-Sep-08 6:30 p.m.	Business Manager Brent Garlick RDA Project Manager 963-3473	Randy Feil 296-9898	West Valley City: Steve Vincent Russ Brooks Salt Lake County County: Karl Hendrickson (County Council's rep.) Emily Farmer (County Mayor's rep.)		West Valley City RDA	Southwest Economic Development Project Area This project is approximately 400.17695 acres. The Redevelopment Agency of West Valley City expects the immediate expansion of the existing Hexcel composite material manufacturing facilities by the addition of a new composite material manufacturing lines and additional manufacturing space. The agency expects the construction and operation of 11,289,445 sq. ft. of manufacturing, industrial and other facilities over a period of 10 years. It is expected that a total of approximately 7,600 people will be employed full time. At least 3,800 or 50% of these employee positions are expected to be paid at least 125% of the Salt Lake County average wage and represent new jobs to the State of Utah. Construction jobs will be approximately 2,790 full time construction workers during the ten-year build-out period. The projected tax increment is \$80,586,813. Of that amount \$12,088,022 will be paid to the taxing entities. \$53,086,563 will be used for public and private infrastructure improvements, site improvements, grants and loan/bond and financing costs, and other eligible costs; \$13,699,758 for housing; and agency administrative costs of \$1,712,470.	TEC Meeting 7/29/2008 TEC Meeting-2nd 9/18/2008
7-Oct-08 6:30 p.m.	CEO Executive Director Secretary:		Granite School District Gayleen Gandy Kiehl Bradshaw State Board of Ed: Larry Newton Other Taxing Entities Neil Cox				
Consult Time:			Washington County		Dixie Technology Funding Agency	Dixie Technology Economic Development Agency Project The use of tax increment at this stage will not be necessary. An analysis of any future development will consider the reasonable possibility that development reasonably expected to occur in the foreseeable future might be accomplished solely through private investment. This project area plan seeks business enhancement through services and training and collaboration with start-up companies, workforce, education, and economic development partners to focus on serving businesses through a demand driven innovation development system.	TEC Meeting Adopted:
Public Hearing: 17-Sep-08 7:00 p.m.			Washington County School District				
TEC Mtg:	Secretary:		Dixie Technology Funding Agency				
			State Office of Education Other Taxing Entities				
Consult Time:	Economic Development Director	Legal Counsel:	Sandy City		Sandy City RDA	9400 South Community Development Project This project will be 20 years long.	No TEC Needed
Public Hearing:			Salt Lake County				
			Jordan School District				
	Secretary:		State Office of Education Larry Newton Cathy Dudley, Alternate Other Taxing Entities				
Consult Time:	Economic Development Director	Legal Counsel:	Price City		Price City RDA	West Price Travel and Tourism Community Development Project Area This project is approximately 122.5 acres. It is expected that the implementation of the project area plan and use of potential future tax increment will stimulate and encourage travel and tourism infrastructure and business growth in the community, stabilize the tax base and provide employment opportunities for local residents.	No TEC Needed
Public			Carbon County				

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
Hearing: 27-Aug-08 6:00 p.m.				Carbon County School District		Strategies and goals for this project include: increase Price's status as a regional center for retail, office, industrial and service uses; encourage the attraction, retention, and development of businesses that give Price economic vitality; add south Carbon Avenue into the downtown redevelopment agency area, or create a new RDA; and increase travel and tourism to Price and the area. Specific projects, presently, that are the subject of the project area and this plan are lodging properties. At present two properties have demonstrated an immediate interest in development within the Project Area and the added incentives inherent in property tax increment financing will enhance the financial feasibility of the individual developments.	
	Secretary:			State Office of Education Larry Newton Cathy Dudley, Alternate Other Taxing Entities			
Public Hearing 7-Oct-08 6:00 p.m.	John H. Geilmann Interim City Manager John H. Geilmann Ec Dev Director 254-3742 Secretary: Anna West City Recorder 254-3742	Craig Smith Scott Ellsworth Brian Hawn Smith Hartvigsen 215 S. State Suite 650 Salt Lake City 413-1600 Fax: 413-1620		South Jordan City Taxing Entity Committee South Jordan City: Brian Butters, Chair Aleta Taylor Salt Lake County: Emily Farmer Dave Delquandro Jordan School District: Burke Jolley, Business Admin. J. Dale Christensen, Board Member State Office of Education: Lawrence R. Newton Cathy Dudley, alternate Other Taxing Entities Neil Cox, Jordan Valley Water	South Jordan City	Daybreak Commerce Park Community Development Project Area This project is 403.1907 acres.	Approved
Public Hearing 7-Oct-08 6:00 p.m.	John H. Geilmann Interim City Manager John H. Geilmann Ec Dev Director 254-3742 Secretary: Anna West City Recorder 254-3742	Craig Smith Scott Ellsworth Brian Hawn Smith Hartvigsen 215 S. State Suite 650 Salt Lake City 413-1600 Fax: 413-1620		South Jordan City Taxing Entity Committee South Jordan City: Brian Butters, Chair Aleta Taylor Salt Lake County: Emily Farmer Dave Delquandro Jordan School District: Burke Jolley, Business Admin. J. Dale Christensen, Board Member State Office of Education: Lawrence R. Newton Cathy Dudley, alternate Other Taxing Entities Neil Cox, Jordan Valley Water	South Jordan City	South Station Community Development Project Area This project is 143.207 acres.	Approved Tec Meeting Not needed
Public Hearing 6:00 p.m.	John H. Geilmann Interim City Manager John H. Geilmann Ec Dev Director 254-3742 Secretary: Anna West City Recorder 254-3742	Craig Smith Scott Ellsworth Brian Hawn Smith Hartvigsen 215 S. State Suite 650 Salt Lake City 413-1600 Fax: 413-1620		South Jordan City Taxing Entity Committee South Jordan City: Brian Butters, Chair Aleta Taylor Salt Lake County: Emily Farmer Dave Delquandro Jordan School District: Burke Jolley, Business Admin. J. Dale Christensen, Board Member	South Jordan City	Gateway Central Redevelopment Project Area The property tax revenues will be used for the following purposes: public infrastructure and other development costs: \$30,722,750; housing related costs pursuant to UCA 17A-1-412: \$8,847,000; administrative costs of the agency: \$2,211,750; and payment to the Jordan School District: \$2,453,500.00 This project is 58.10 acres.	Approved Tec Meeting 1-Oct-08

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
				State Office of Education: Lawrence R. Newton Cathy Dudley, alternate Other Taxing Entities Neil Cox, Jordan Valley Water			
Public Hearing 14-Oct-08 6:00 p.m.	John H. Geilmann			Mt. Pleasant	Mt. Pleasant City	Mt. Pleasant Community Development Project Area	No TEC Needed
				Mt. Pleasant			
	Secretary:			Sanpete County			
				North Sanpete School District			
				State Office of Education: Lawrence R. Newton Cathy Dudley, alternate Other Taxing Entities			

Total number of Projects:	212
# of Projects Approved by Taxing Agency/Entity Committees	Community Development Projects
Calendar Year 2008	8 4
Calendar Year 2007	2 9
Calendar Year 2006	13 4
Calendar Year 2005	15
Calendar Year 2004	10
Calendar Year 2003	8
Calendar Year 2002	7
Calendar Year 2001	10
Calendar Year 2000	10
Calendar Year 1999	11
Calendar Year 1998	6
Calendar Year 1997	8
Calendar Year 1996	3
Calendar Year 1995	7
Calendar Year 1994	3
Calendar Year 1993	1
Total	122 17